

(R-93-340)

RESOLUTION NUMBER R- 280755

ADOPTED ON SEP 29 1992

RESOLUTION CERTIFYING ENVIRONMENTAL IMPACT
REPORT 92-0425, FINDINGS AND STATEMENT OF
OVERRIDING CONSIDERATIONS FOR AMENDMENT TO
THE PLANNED RESIDENTIAL DEVELOPMENT ORDINANCE
RELATED TO GOLF COURSES.

WHEREAS, the proposed amendment to the Planned Residential Development (PRD) Ordinance related to golf courses within the Future Urbanizing Area was set for a public hearing to be conducted by the Council of the City of San Diego to consider the amendment, and Environmental Impact Report (EIR) No. 92-0425; and

WHEREAS, the amendment to the PRD Ordinance was heard by the Council on September 15, 1992; and

WHEREAS, the Council considered the issues discussed in Environmental Impact Report No. 92-0425; NOW THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego that it be, and it is hereby certified, that Environmental Impact Report No. 92-0425 in connection with the amendment to the PRD Ordinance, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code, section 21000 et seq.), as amended, and the State Guidelines thereto (California Code of Regulations, section 15000 et seq.), that it reflects the independent judgment of the City of San Diego as lead agency, and that the information contained

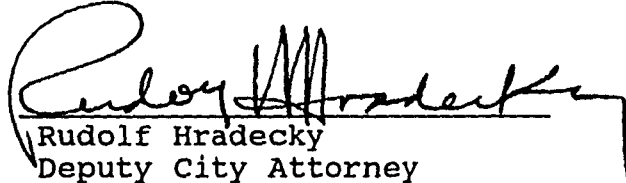
in said Report, together with any comments received during the public review process, has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code, section 21081, and California Code of Regulations, section 15091, the Council hereby adopts the Findings made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations, section 15093, the Council hereby adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

APPROVED: JOHN W. WITT, City Attorney

By


Rudolf Hradecky
Deputy City Attorney

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08/26/92
Or.Dept:Plng.
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FINDINGS
(DEP NO. 92-0425)

The California Environmental Quality Act (CEQA) requires that no public agency approve or carry out a project for which an environmental impact report has been completed which identifies one or more significant impacts unless such public agency makes one or more of the following findings:

- 1) Changes or alterations have been required in, or incorporated into, the proposed project which mitigate or avoid the significant environmental impacts identified in the completed environmental impact report.
- 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency or can and should be adopted by such other agency.
- 3) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(Sec. 21081 of the California Environmental Quality Act)

CEQA further requires that, where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR, but are not at least substantially mitigated, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or information in the record (SEC. 15093 of the CEQA Guidelines).

The following Findings and Statement of Overriding Considerations have been submitted by the project applicant as candidate findings to be made by the decisionmaking body. The Environmental Analysis Section of the City of San Diego Planning Department does not recommend that the decisionmaking body either adopt or reject these findings. They are attached to allow readers of this report an opportunity to review the applicant's position on this matter.

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1. TRAFFIC CIRCULATION:

Impact: Additional trips that would result from public use of the golf course and incidental facilities within a PRD.

2. AIR QUALITY:

Impact: Additional trips generated by the golf courses open to the public on a congested freeway system and their incremental impact on the air quality in the region.

Finding: Environmental Impact Report 92-0425 addresses one project alternative which reduces the significant unmitigated impacts associated with the proposed amendment to the PRD Ordinance. The environmental benefits of this alternative and the reason for its rejection is described below:

NO PROJECT - EXISTING REGULATIONS:

This alternative would restrict a golf course within a PRD to the use of the residents of the development and their guests only. However, public golf courses could be permitted within the Future Urbanizing Area with a separate Conditional Use Permit.

This alternative is infeasible for the following reasons:

1) This alternative could create economic hardship on landowners interested in developing their property because of the following:

a. The uncertainty that the development will be able to support the cost of initial golf course construction and operation because the percentage of resident golfers is initially unknown and varies over time.

b. Standards dictate minimum design requirements for a golf course (e.g. a 9,18 or 27-hole golf course is required). Its size cannot be adjusted further to meet anticipated resident demand.

c. The difficulty in coordinating initial construction of a golf course limited to the use of the residents with the phasing of residential development needed to support it.

d. The option of obtaining a separate Conditional Use Permit for the golf course open to the public reduces the amount of permitted residential units needed to support its operation and construction.

R- 380255

**STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE PRD ORDINANCE AMENDMENT**

**DEP No. 92-0425
August, 1992**

The City Council, pursuant to the CEQA Guidelines, after balancing the benefits of the proposed amendment to the PRD Ordinance against unavoidable significant direct and/or cumulative impacts of the project on traffic circulation and air quality impacts hereby determines that the impacts are acceptable for the following reasons:

1. The provision of needed jobs provided by golf courses open to the public for various income levels in the City.
2. The potential jobs and tax revenue to the City resulting from the construction of golf courses with facilities that can attract national golf tournaments.
3. The promotion of public golf courses as an appropriate use in open space and buffer areas when public acquisition is infeasible.
4. Implementation of the General Plan goal of expanding recreational opportunities to the citizens of San Diego.
5. Further development of a market for reclaimed water.

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Passed and adopted by the Council of The City of San Diego on SEP 29 1992
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *James Olin*, Deputy.

Office of the City Clerk, San Diego, California

Resolution R-280755 SEP 29 1992
Number..... Adopted.....