

RESOLUTION NUMBER R-286755

ADOPTED ON DECEMBER 5, 1995

WHEREAS, on October 7, 1988, Signal Landmark submitted an application to the Development Services Department for a Vesting Tentative Map, Planned Residential Development, and Resource Protection Overlay Zone Permits; and

WHEREAS, the permits were set for a public hearing to be conducted by the City Council of The City of San Diego; and

WHEREAS, the issue was heard by the City Council on December 5, 1995; and

WHEREAS, the City Council of The City of San Diego considered the issues discussed in Environmental Impact Report No. 88-1041; NOW, THEREFORE,


BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in Environmental Impact Report No. 88-1041, in connection with the Vesting Tentative Map, Planned Residential Development, and Resource Protection Overlay Zone Permits, No. 88-1041, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report 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 City Council hereby adopts the findings made with respect to the project, a copy of which findings is on file in the office of the City Clerk and incorporated herein by reference.

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

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By   
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Harold O. Valderhaug  
Chief Deputy City Attorney

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01/03/96  
Or.Dept:Clerk  
Case 88-1041  
R-96-718  
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# **Candidate Findings and Statement of Overriding Considerations Regarding the Final Environmental Impact Report for Fairbanks Highlands Planned Residential Development and Vesting Tentative Subdivision Map**

## **Introduction**

The following Findings and Statement of Overriding Considerations are made relative to the conclusions of the Final Environmental Impact Report (Final EIR) for the Fairbanks Highlands PRD and VTM, SCH No. 88122118, DEP No. 88-1041, proposed by Signal Landmark/Koll Real Estate Group within the city of San Diego, California.

The Fairbanks Highlands replacement Vesting Tentative Map proposes to develop 93 single-family residential lots on a site of approximately 386.7 gross acres in accordance with the land use policies governing the areas designated as Future Urbanizing in the City Progress Guide and General Plan. The project is proposed as a Planned Residential Development, as with the 1988 submittal. Because of 3.9 acres of public road dedications and a 7.4-acre parcel designated "not a part" of the proposed Vesting Tentative Map and Planned Residential Development, the net area of the project would be 375.4 acres. However, the development would be clustered on approximately 143.5 acres in the western two-thirds of the property.

The purpose of the project is to develop 93 single-family residential lots on approximately 387 acres with about 222 acres dedicated for open space, public road, and utility uses. The PRD and VTM provide development guidelines relating to land use densities, road alignments, conceptual grading, infrastructure, and other public facilities.

Discretionary actions by the City of San Diego include a Planned Residential Development Permit, a Vesting Tentative Subdivision Map, a Hillside Review Overlay Zone/Resource Protection Overlay Zone Permit, street vacations, and consideration of Interim Habitat Loss findings. This project is subject to the ordinances, policies and standards in effect on October 7, 1988.

The Final EIR for the project evaluates the following environmental issues in relation to the project: land use, agriculture, traffic and circulation, noise, public facilities and services, air quality, landform alteration/visual quality, geology, soils and erosion, cultural resources, biological resources, hydrology/water quality, and paleontological

resources. The Final EIR also evaluates the cumulative and growth-inducing impacts of the project, as well as alternatives to the project.

The Final EIR indicates that the project's direct and/or cumulative impacts on the following environmental issues can be substantially reduced or reduced to less than significant levels if all the proposed mitigation measures recommended in the Final EIR are implemented: land use, agriculture (except cumulative), noise, public facilities and services, air quality (except cumulative), landform alteration and visual quality (except grading quantities, manufactured slopes along Carmel Valley Road, and cumulative), geology, soils and erosion, cultural resources, biological resources (except cumulative loss of coastal sage scrub and non-native grassland habitats), and hydrology/water quality (except cumulative water quality), and paleontological resources (except cumulative).

The Final EIR indicates that the project's direct impacts on the following environmental issues will remain significant even after all mitigation measures agreed to by the applicant to reduce impacts are implemented: transportation/traffic (on- and off-site), landform alteration/visual quality (grading quantities and manufactured slopes along Carmel Valley Road).

The Final EIR indicates that the project's cumulative impacts on the following environmental issues will remain significant even after all feasible mitigation measures in the Final EIR are implemented: agriculture, air quality, landform and visual quality, biological resources (coastal sage scrub and non-native grassland habitats), hydrology and water quality, and paleontological resources.

These findings are made pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21081) and the State CEQA Guidelines (14 California Code of Regulations Sections 15091 and 15093). The project applicant is Signal Landmark/Koll Real Estate Group. The City of San Diego is the lead agency responsible for making the final discretionary decisions with respect to the project.

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

FAIRBANKS HIGHLANDS. VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT,  
and RESOURCE PROTECTION OVERLAY ZONE PERMITS

DEP NO. 88-1041

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report (Dep No. 88-1041) shall be made conditions of Vesting Tentative Map, Planned Residential Development, and Resource Protection Overlay Zone Permits as may be further described below.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

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