

RESOLUTION NUMBER R- 268716

ADOPTED ON JUN 29 1987

WHEREAS, the Planning Commission of The City of San Diego held a public hearings on June 26, 1986, to consider the proposed amendment of the SCRIPPS MIRAMAR RANCH COMMUNITY PLAN (County Island) and the General Plan; and

WHEREAS, the Planning Commission approved and recommended to the City Council adoption of the amendment of the SCRIPPS MIRAMAR RANCH COMMUNITY PLAN and the General Plan; and

WHEREAS, the City Council determined on January 27, 1987, that the County Island was not designated as future urbanizing on August 1, 1984, in the Progress Guide and General Plan as set forth in Resolution No. R-267565; and

WHEREAS, Council Policy No. 600-7, requires that the public hearings to consider revisions of the Progress Guide and General Plan for The City of San Diego shall be scheduled concurrently with all public hearings on proposed community plans; and

WHEREAS, California Government Code Section 65361 provides that mandatory elements of the General Plan may not be amended more than four times per year; and

WHEREAS, it is the intention of the City Council to consider amendments of the Progress Guide and General Plan for The City of San Diego at hearings conducted on a semiannual basis; and

WHEREAS, it is the intention of the City Council to conduct a public hearing on proposed actions that will result in changes to the Progress Guide and General Plan during the year, but such changes shall not become effective until enacted at the semiannual hearing conducted for the purpose of amending the Progress Guide and General Plan for The City of San Diego; and

WHEREAS, the Council of The City of San Diego held a public hearing to consider amendment of the SCRIPPS MIRAMAR RANCH COMMUNITY PLAN (County Island); and

WHEREAS, the Council of The City of San Diego considered revisions, modifications and amendments of the SCRIPPS MIRAMAR RANCH COMMUNITY PLAN (County Island) in addition to those considered by the Planning Commission; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego as follows:

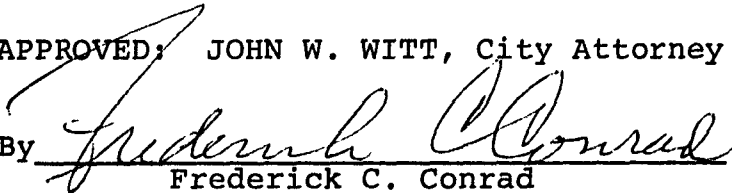
1. That this Council hereby approves the revised amendment of that plan entitled SCRIPPS MIRAMAR RANCH COMMUNITY PLAN (County Island), subject to the modifications set forth in EXHIBIT A attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 268716 .

2. That the amendment of the SCRIPPS MIRAMAR RANCH COMMUNITY PLAN shall become effective upon adoption of an appropriate amendment of the Progress Guide and General Plan for The City of Sand Diego incorporating said plans at the next scheduled omnibus hearing.

3. That this Council reconfirms Resolution No. R-254490, adopted June 22, 1981, authorizing submission of an application to the San Diego County Local Agency Formation Commission for initiation of annexation proceedings of the amendment area.

4. That the amendment to the SCRIPPS MIRAMAR RANCH COMMUNITY PLAN is subject to the intent and the spirit as well as the specific provisions of the Interim Development Ordinance enacted by this Council.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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09/25/87 Rev. 1
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EXHIBIT A

1. Alternative 8A (westerly extension of the South Poway Parkway) is approved as the main south Poway to Interstate 15 regional traffic circulation link subject to the following:

a. Poway, as the designated lead agency for the construction of Alternative 8A through the County Island annexation area and the McCrink property to connect with Miramar Ranch North shall have the responsibility to acquire and provide the right-of-way and construct Alternative 8A therein.

b. As a result of the acquisition of the right-of-way for Alternative 8A through the Village and Country property, said property will not be able to attain the plan density of 550 dwelling units. No changes of land use designation or dwelling unit density shall be approved for the subject property to restore the lost dwelling units since Poway, as the lead agency for the acquisition and development of Alternative 8A, will be responsible for acquiring the right-of-way from the property owner or owners by purchase or condemnation, if necessary. The subject property shall also be affected by Paragraph 8.

2. Pomerado Road shall be developed as a paved two-lane road within a four-lane graded right-of-way between Spring Canyon Road and the Poway city limits. The additional two lanes shall not be improved until approved by the Council at a noticed public hearing.

3. BCED's contribution of \$2,100,000 shall be allocated as follows: \$1,050,000 shall be used to construct Pomerado Road within the limits noted in 2. above, and \$1,050,000 shall be used to construct Alternative 8A within the County Island, easterly from Miramar Ranch North.

4. FBA or similar funds to the extent available should be used to construct the easterly half of Pomerado Road from the Spring Canyon and Pomerado intersection to the Poway city limits, and for a traffic signal at the intersection of Pomerado Road and Spring Canyon Road, and for reconstructing a short portion of the terminus of existing Spring Canyon Road which must be reconfigured at a different gradient. The developers of the County Island properties shall be responsible for the balance of the improvement costs of Pomerado Road.

5. Pomerado Road shall be closed upon annexation of the County Island. It shall not be reopened until Alternative 8A is completed as a paved four-lane road from Pomerado Road to Interstate 15.

6. Appropriate traffic barriers shall be erected on Spring Canyon Road to preclude off-site motorist usage of residential streets of Scripps Ranch.

7. Housing density of the Sunburst property next to the park/school site shall not exceed the medium density category which permits a maximum density of 15 dwelling units per net acre.

8. The County Island property shall not be developed with more than 1,350 dwelling units instead of 1,500. The reduction shall be spread proportionately over the project site. The reduction in density resulting from the acquisition of right-of-way for Alternative 8A by the City of Poway, pursuant to Paragraph 1.b., shall be used in whole or in part to satisfy the proportionate dwelling unit reduction required by this paragraph for the Village and Country property.

9. The 10/12-acre park/school site shall be developed as a park in its presently proposed location. The acquisition and development of a park suitable for level playing fields is found to be an acceptable trade-off for environmental changes necessary to level the site and cause minor deviations from the Hillside Review Ordinance. The San Diego Unified School District shall be provided first right of refusal to acquire the site for an elementary school and shared park facility for a period of one year from June 29, 1987. The San Diego Unified School District should give consideration to the construction of a two-story school building in order to preserve the maximum park space.

FCC:cc
09/25/87

6/29 1987

Passed and adopted by the Council of The City of San Diego on JUN 29 1987,
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input checked="" 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 Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R 268716 Adopted JUN 29 1987