

RESOLUTION NUMBER R- **271714**
ADOPTED ON ~~AUG 09 1988~~

WHEREAS, the City of San Diego has prepared an amendment to the Progress Guide and General Plan by adding a Growth Management Element (Element) to be placed on the ballot of the November, 1988, general election; and

WHEREAS, the City Council has reviewed and considered reports relating to the Element as issued by the City of San Diego Planning Department, the Citizens' Advisory Committee on Growth and Development, and the San Diego Association of Governments; and

WHEREAS, the Planning Commission of the City of San Diego has reviewed and considered recommendations and findings related to all reports and documents supporting the Growth Management Element; and

WHEREAS, the Citizens' Advisory Committee on Growth and Development prepared the "Alternative Futures for San Diego" report dated May 14, 1987 to fulfill the requirements of Phase 1 of the Growth Management Review/General Plan Revision Work Program as adopted by the City Council on January 15, 1987; and

WHEREAS, the City Planning Department prepared the "Alternative Growth Strategies" report dated April 13, 1988; and

WHEREAS, the City retained the services of Stone and Youngberg, financial adviser to the City, to prepare the "Public Facilities Financing Plan for the Urbanized Communities," dated May 18, 1988; and

WHEREAS, the City retained the Center for Real Estate and Urban Economics, University of California, Berkeley, economic consultants to the City, to prepare "The Impacts of Residential Growth Controls on San Diego's Market and Employment Base," dated May 10, 1988; and

WHEREAS, the San Diego Association of Governments prepared the following agenda reports:

1. R-83 (September 11, 1987; revised): "Causes of Growth and Possible Control Measures in the San Diego Region"
2. R-17a (February 26, 1988): "Costs of Regional Infrastructure and an Introduction to Financing Methodologies"
3. R-176 (July 22, 1988): "Draft Regional Growth Management Recommendations"
4. R-51 (July 22, 1988): "Series 7 Regional Growth Forecast - Final Jurisdictional and Subarea Allocation"
5. R-52 (July 22, 1988): "Authorize Preparation of Final Regional Growth Management Recommendations;" and

WHEREAS, the City Council has reviewed each of the above mentioned reports as well as other documents and materials, has held public hearings at which extensive public testimony has been received, and has held public meetings at which all issues relevant to the Growth Management Element have been discussed; and

WHEREAS, the City Council accepts the findings and conclusions contained in said reports, and, based upon said reports and testimony and evidence submitted at the public hearings and other relevant information, has prepared a Growth Management Element of the Progress Guide and General Plan, NOW, THEREFORE,

BE IT RESOLVED, that the City Council adopts all findings contained in reports and said findings, include but are not limited to, those contained in Exhibit "A," attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the land use elements of all adopted community plans collectively constitute the land use element of the General Plan. Reference must be made to these plans and the maps and descriptions contained therein to determine the land use designation of any particular parcel of property. The General Plan Map illustrates only conceptually the location of residential, commercial and industrial activity, public facilities, the open space/park system, the alignment of the major transportation network and land uses of regional or City-wide significance.

BE IT FURTHER RESOLVED, that it is the intent of the Environmentally Sensitive Lands Protection Section of this Element that the City's environmentally sensitive lands be maintained in a substantially natural state, and that, when disturbed, they be restored to a natural state to the maximum extent feasible. It is not the intent of the Sensitive Lands Section to prohibit landscaping on steep slopes, where appropriate, with non-native vegetation.

APPROVED: JOHN W. WITT, City Attorney

By 
Janis Sammartino Gardner
Deputy City Attorney

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EXHIBIT A

FINDINGS RELATED TO AN AMENDMENT TO THE PROGRESS GUIDE AND
GENERAL PLAN BY ADDING A GROWTH MANAGEMENT ELEMENT

- A. The City of San Diego has grown at a high rate since 1984, which rate is far in excess of the regional forecasts for the period, and which rate threatens the health, safety and general welfare of the City and its residents.
1. Between 1960 and 1985, San Diego's annual growth rate was nearly 60 percent greater than the statewide rate and two and one-half times the national rate.
 2. In 1984, the SANDAG Series 6 growth forecasts projected that San Diego's population would increase from 875,000 residents in 1980 to 1.14 million residents by the Year 2000, or an average annual increase of 13,000 persons. The forecast projected an increase of 123,000 housing units from 321,000 housing units in 1980 to 445,000 housing units in the Year 2000, or an average annual increase of 6,000 housing units.
 3. The City's population growth from 1980 to 1986 was actually 43 percent greater than that projected. The City's population increased at an average of 22,000 persons per year compared to the forecasted increase of 13,000 persons per year.
 4. The City's growth in housing units from 1980 to 1986 was actually 27 percent greater than that projected. The City's housing units increased at an average annual rate of 8,000 units compared with the forecasted increase of 6,000 units per year.
 5. SANDAG's Series 6 regional growth forecasts indicated a City-wide projected population increase of 77,060 persons between 1985 and 1990 or an average annual increase of 15,412 persons. In the first year of the forecast period, the City's population increased by 29,002 persons, exceeding the average annual forecast by 88 percent and providing fully 38 percent of the five-year forecast.
 6. In 1987, the SANDAG Series 7 preliminary regional growth forecasts indicated that the region will grow by 1 million persons from 2.136 million persons in 1985 to 3.154 million persons in 2010, an increase of 47.7 percent. The total housing stock will grow by almost 500,000 new units from 804,000 in 1985 to 1.289 million in 2010, an increase of 60.3 percent. The

projected increase in housing units is greater than the population projection, in part, because the persons per household is forecasted to decline from 2.7 to 2.5.

7. In 1987, the SANDAG Series 7 preliminary regional growth forecasts for the City indicated that population was projected to increase from 998,591 in 1986 to 1,375,232 in the Year 2010 and that occupied housing units are projected to increase from 366,864 units in 1986 to 543,437 units in the Year 2010.
 8. The forecasted growth rate for the City is based, in part, on the City's development policies in existence at the time of the forecast (i.e., pre-Interim Development Ordinance) and the development policies of other cities in the region as well as the county. To the extent that the City does not have in effect policies to manage the rate of growth while other cities or the county do, a greater share of regional growth may be allocated to the City by SANDAG, thus mandating that the City establish meaningful policies to effectively manage the rate of growth and also establish meaningful programs and policies of cooperation with regional, metropolitan and interjurisdictional entities within the SANDAG region.
- B. The amount and rate of growth being experienced in San Diego and projected over the next 20 years will cause a deterioration in the quality of life.
1. The capacity of certain portions of the City, County, State and Federal transportation systems within the City have been exceeded, reducing efficiency, increasing congestion and commuting time, increasing air pollution, and reducing safety.
 2. The region has exceeded and continues to exceed Federal Clean Air Act standards for ozone, although two-thirds of the source of ozone comes from outside the region.
 3. While the City has adequate sewer system, trunk line, pumping facilities or secondary treatment capacity to meet projected normal and emergency demands, it presently does not comply with federal and state standards for wastewater treatment.
 4. The City presently has adequate water supplies, pipeline capacities and storage capacities to meet short-term normal and emergency demands. However, continuing, long-term supply of water is not assured at this time.

5. The City does not have guaranteed access to solid waste disposal sites for solid wastes, sewage sludge, hazardous wastes and toxic wastes to meet long-term projected demands.
6. The City has not identified adequate financial resources to meet existing and future facility needs in urbanized areas of the City.
7. The rate of growth has taxed the City's ability to provide or to ensure the provision of necessary City and regional public facilities and services necessary to maintain the quality of life.

C. The rate of residential development incorporated in the Growth Management Element is consistent with the City's projected regional share of housing as determined by the most recent forecasts by SANDAG and will ensure that the City provides its fair share of housing opportunities in the region.

1. The City's appropriate share of the regional need for housing is 37,950 dwelling units or an average of 7,590 housing units per year, as forecasted by SANDAG, for the five-year period 1989-1994.
2. The specific housing programs and activities being undertaken by the City to fulfill the requirements of California Government Code §65302(c) are set forth in the City's Housing Element, adopted on March 3, 1985, and the Housing Element Annual Review 1985-1986.
3. Adoption by the City of the proposed Growth Management Element will promote the public health, safety and welfare by better ensuring:
 - a. That environmentally-sensitive lands, open space and significant archaeological and historic resources are protected;
 - b. That existing, predominately single-family and low-density neighborhoods are protected from higher-density, incompatible development;
 - c. That public facilities and services are provided to meet demands created by new development;
 - d. That traffic congestion is controlled at acceptable levels;

- e. That the sewer system is not overburdened;
 - f. That water availability is assured;
 - g. That solid waste disposal sites are available and adequate to meet the demands created by growth;
 - h. That financing for needed public facilities will be available.
4. The fiscal resources available to the City are being severely strained by needs associated with existing development as well as needs associated with and reasonably attributed to new growth and development. In addition, the City will ultimately be faced with substantial costs for operation and maintenance of public facilities and services and for replacement of same.
- a. Community facility needs in the Urbanized Area have been estimated by the City at \$1.056 billion.
 - b. Community facility needs in the Planned Urbanizing Area have been estimated by the City at \$604 million.
 - c. City-wide public facility needs have been estimated by the City at \$1.341 billion.
 - d. Water and Sewer System needs have been estimated by the City at \$2.021 billion.
 - e. School facility needs have not been estimated because school facilities are the responsibility of the individual school districts; however, it is clear that growth places increased demands on school facilities.
 - f. Regional facility needs (i.e., water, sewer, solid waste, transportation and energy) for the period 1987 to 2005 have been estimated by SANDAG at \$12.2 billion; however, certain of these costs are also included in the City's estimates (e.g., \$1.5 billion of the water and sewer system costs).

5. The environmentally, sensitive lands of the City are being lost at a rapid rate due to new growth and development.
 - a. The City of San Diego contains environmentally sensitive lands which, because of their unique character, proximity to urban areas, and accessibility to visitors and residents, are of regional, statewide and national significance.
 - b. In 1979, the City adopted its current Progress Guide and General Plan ("General Plan"). The goals of the General Plan are to preserve the unique topography and land characteristics of the City, and to the maximum extent possible protect the natural attributes of wetlands, steep slopes and floodplains without endangering human life or property, and to preserve natural resources and significant prehistoric and historic sites.
 - c. The General Plan requires special protection be given environmentally sensitive lands within the City, including wetlands, floodplains, and slopes with a gradient of 25% or greater, as well as lands which contain environmentally sensitive animal or plant habitats or which contain significant prehistoric or historic sites and resources.
 - d. The City's environmental resources, including its coastal resources, natural vegetation, scenic landscape and wildlife are rapidly disappearing due to development and redevelopment.
 - e. The present methods adopted by the City have not adequately protected these environmentally sensitive lands. The City's current Hillside Review Overlay Zone allows some disturbance and alteration of hillside slopes with a 25% or more gradient. A significant loss and disturbance of wetlands and floodplains also has taken place, as evidenced by the substantial loss of riparian habitat in the San Diego region between 1972 and 1986. A similar loss and disturbance has taken place on lands supporting rare, endangered and threatened animal and plant species, as exemplified by the loss of vernal pool habitat: before 1979 approximately 90% of the vernal pools in the City had been destroyed; between 1979 and 1986 approximately 25% of the remaining vernal pools were also destroyed.

- f. The loss and disturbance of the environmentally sensitive lands in the City will continue and irreparable harm to these lands and natural resources will occur unless the additional protections provided by this Element are enacted. Such continued loss and disturbance of environmentally sensitive lands diminishes the quality of life for all San Diegans, and persons living or working in or visiting the region.
 - g. This Element will prevent further degradation and loss of environmentally sensitive lands by incorporating an Environmentally Sensitive Lands map into the General Plan and by requiring the creation of a Sensitive Lands Overlay Zone, while preserving the ability of affected property owners to make reasonable use of their land subject to the protections established by this Element.
 - h. This Element is consistent with and furthers the public trust and statewide policies expressed by the California Constitution and statutes including Public Resources Code Sections 21000 et seq. and 30000 et seq. and the Fish and Game Code.
 - i. This Element also furthers national policies expressed in the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.).
6. The City's ability to meet housing goals as set forth in the adopted Housing Element and as required by State law will not be impaired by the adoption of this Element.
- D. The City is charged with the responsibility of planning for and managing the future growth and development of the City including the preparation of the General Plan and elements thereof and the implementation of such Plan and Plan elements (California Government Code §§65300 et seq.).
- 1. The public health, safety and general welfare will be promoted by the adoption of the proposed Growth Management Element, which is consistent with and within the framework of the officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors (California Government Code §65030.1.).

2. The proposed Growth Management Element is consistent with and furthers State policy encouraging the preservation of open-space lands (California Government Code §§51071 et seq.).
3. The proposed Growth Management Element is consistent with and furthers State policy encouraging preservation of the maximum amount of the limited supply of agricultural land (California Government Code §§ 51220 et seq.).
4. The proposed Growth Management Element is consistent with and furthers State policy encouraging the preservation of land as an exhaustible resource and encouraging its use in ways that are economically and socially desirable and which will improve the quality of life (California Government Code §65030).
5. The proposed Growth Management Element has been developed with consideration for the economic and fiscal implications in terms of short-term costs and benefits and their relationship to long-term environmental impacts, costs and benefits (California Government Code §65030.2).
6. The proposed Growth Management Element has been developed with full public participation at every level of the planning process and the public has been afforded the opportunity to have input to alternative plans, objectives, policies and actions (California Government Code §65033).
7. The proposed Growth Management Element is consistent with and furthers the State policy of attaining state housing goals, meeting regional housing needs and making adequate provisions for the housing needs of all economic segments of the City within the framework of economic, fiscal and environmental factors and community goals as set forth in the General Plan (California Government Code §§65580 et seq.) and balancing housing needs against the public service needs of City residents and available fiscal and environmental resources (California Government Code §65302.8).
8. The proposed Growth Management Element has been developed with consideration for the increase in solid waste resulting from the interaction of a number of factors, including, but not limited to rapid population increase, and are consistent with State policy as expressed in California Government Code §§66701 et seq.

and §66755 requiring that local agencies make adequate provision for handling solid waste generated within their jurisdictions.

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AUG 09 1988

Passed and adopted by the Council of The City of San Diego on....., 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"/>
Ron Roberts	<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"/>
H. Wes Pratt	<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"/>
J. Bruce Henderson	<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.

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

(Seal)

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-271714 Adopted AUG 09 1988

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