

(R-93-476)

RESOLUTION NUMBER R- 280780

ADOPTED ON SEP 29 1992

RESOLUTION REGARDING THE INITIATION OF THE  
BLACK MOUNTAIN DEVELOPMENT AGREEMENT PURSUANT  
TO COUNCIL POLICY 600-37.

WHEREAS, the Black Mountain Ranch project consists of approximately 4,170 acres and is located to the east of Fairbanks Ranch and to the northwest of Rancho Penasquitos within the northeast portion of The City of San Diego; and

WHEREAS, the site is zoned A1-10, R1-5000 and HR; and

WHEREAS, the property is located within the North City Future Urbanizing Area Plan boundaries and the Rancho Penasquitos Community Planning Area; and

WHEREAS, the current project proposes the development of two PGA golf courses, residential development, community parks, public and private open space, a potable water reservoir, a reclaimed water reservoir, public facilities and roads; and

WHEREAS, the City Planning Commission recommended initiation of the development agreement at its hearing on September 17, 1992; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that an initial determination is made that a development agreement for this project is warranted and staff is directed to accept the application for the development agreement and proceed with negotiations on this project.

BE IT FURTHER RESOLVED, that this initial determination is made because the development agreement has the opportunity to

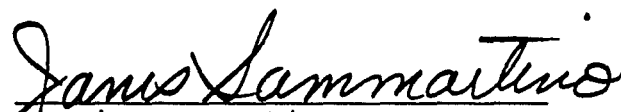
provide extraordinary benefits to the City in the following areas:

1. Contributions to regional transportation networks above and beyond the necessary contributions for the proposed development.

2. Payment of school fees in excess of those required by current legislation.

3. Dedication of park lands which could not be exacted through the tentative map process.

APPROVED: JOHN W. WITT, City Attorney

By   
Janis Sammartino  
Senior Chief Deputy City Attorney

JS:pev  
09/14/92  
Or.Dept:Plan.  
R-93-476  
Form=r+t

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

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

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

By *James Olin* Deputy.

Office of the City Clerk, San Diego, California

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Number.....