

RESOLUTION NUMBER R- 290229

ADOPTED ON JUN 09 1998

WHEREAS, Council Policy 600-37 requires the City Council to determine whether a development agreement is warranted for proposed development before a development agreement application may be accepted by the City Manager for processing; and

WHEREAS, Pardee Construction Company [the Applicant] is proposing a development agreement for development of its property located in Subarea III, the "Pacific Highlands Ranch" project. Subarea III encompasses approximately 2,725 acres in the central portion of the North City Future Urbanizing Area (See Attachment 1 to City Manager Report No. P98-096 Location Map). It is surrounded by Del Mar Mesa (Subarea V) to the south, Torrey Highlands (Subarea IV) to the east, Fairbanks Ranch to the north, and Subarea II and the community of Carmel Valley to the west. The subarea is characterized by a variety of land forms with Gonzales Canyon running in an east-west direction in the northern portion and McGonigle and Deer Canyons, separated by Santa Monica Ridge, the prominent feature in the southern portion; and

WHEREAS, the Applicant in Subarea III has decided to resume the subarea planning process and is proceeding with plan preparation in conformance with the Framework Plan. Staff, the consultant team, and community, environmental and interest group leaders have worked in a collaborative effort to produce a draft plan and ballot measure for consideration by the Planning Commission and City Council in June and July 1998, and, if adopted by the Council, a vote in November 1998; and

WHEREAS, the draft subarea plan proposes a boundary adjustment resulting in approximately 1,300 acres of MHPA open space, approximately 5,000 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood parks, a branch library, fire station, 16-20 acres of employment center, and a 34-acre mixed-use core; and

WHEREAS, on May 7, 1998, the Planning Commission recommended City Council approval of development agreement negotiations with Applicant; and

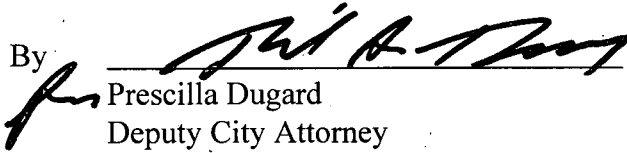
WHEREAS, the City Council has determined that the development agreement has the potential to provide extraordinary public benefit in the following areas:

1. contributions to regional transportation networks above and beyond the necessary contributions for the proposed development;
2. execution of a purchase agreement to secure a site for a potential police station in Carmel Valley;
3. cash contributions towards the establishment of an endowment fund for the maintenance of trails within the North City area; and
4. dedication of parklands which could not otherwise be obtained through the subdivision process; 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 a development agreement on this project and to negotiate a

development agreement consistent with Council Policy 600-37.

APPROVED: CASEY GWINN, City Attorney

By 
Prescilla Dugard
Deputy City Attorney

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05/19/98
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