

RESOLUTION NUMBER R-290521

ADOPTED ON JULY 28, 1998

WHEREAS, on June 25, 1998, the Planning Commission of The City of San Diego held a public hearing for the purpose of considering an amendment to the Phased Development Areas Map of the Progress Guide and General Plan and an amendment to the North City Future Urbanizing Area Framework Plan; and

WHEREAS, certain property owners requested an amendment to the Progress Guide and General Plan to change the designation of a 2,102-acre area in the North City Future Urbanizing Area from Future Urbanizing to Planned Urbanizing, and an amendment to the North City Future Urbanizing Area Framework Plan for the purpose of adopting a subarea plan, the Pacific Highlands Ranch Subarea Plan, for Subarea III; and

WHEREAS, Council Policy No. 600-7 provides that public hearings to consider revisions of the Progress Guide and General Plan for The City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the amendment to the North City Future Urbanizing Area Framework Plan may modify portions of the existing North City Local Coastal Program and the proposed rezones constitute an amendment to the City's LCP; and

WHEREAS, the Council has considered all maps, exhibits, written documents and materials in the file for this matter on file in The City of San Diego, and has heard all the oral presentations given at the public hearing; NOW, THEREFORE,

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

1. That the Council adopts the amendments to the Progress Guide and General Plan and the North City Future Urbanizing Area Framework Plan to incorporate the Pacific Highlands Ranch Subarea Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 290521.

2. That the Council finds that the amendments are consistent with the City adopted Regional Growth Management Strategy, and directs the City Clerk to transmit a copy of this Resolution to SANDAG in its capacity as the Regional Planning and Growth Management Review Board.

3. That the Council adopts an amendment to the Progress Guide and General Plan for The City of San Diego to incorporate the amended North City Future Urbanizing Area Framework Plan.

4. That this amendment to the General Plan and the North City Future Urbanizing Area Framework Plan shall not be effective unless and until all of the following events have occurred:

(i) The City's Progress Guide and General Plan is amended by an affirmative vote of the People of the City of San Diego on November 3, 1998, specifically by amending the Official Phased Development Map, on file in the Office of the City Clerk as Document No. RR-267565-1, to change the designation of 2,102 acres within Pacific Highlands Ranch Plan as reflected on Exhibit 1-2 of said Plan from "Future Urbanizing" to "Planned Urbanizing"; and

(ii) The Council of The City of San Diego has adopted a Public Facilities Financing Plan/Facilities Benefit Assessment Program [PFFP/FBA] which shall thereupon be incorporated in the Subarea Plan; and

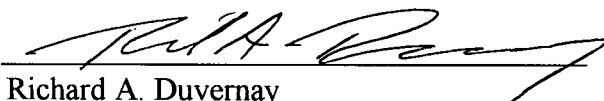
(iii) The applicant and majority property owner (Pardee Construction Company) within the Pacific Highlands Ranch Subarea Plan has approved a School Financing Plan by executing a School Impact Mitigation Agreement with the Solana Beach Elementary School District, Del Mar Union School District, and San Dieguito Union High School District; and

(iv) The applicant and majority property owner (Pardee Construction Company) within the Pacific Highlands Ranch Subarea Plan has executed a purchase contract with The City of San Diego for park, library, and fire station facility sites.

BE IT FURTHER RESOLVED, that the City Council hereby approves the amendment to the North City Local Coastal Program for the City of San Diego to incorporate the above amendment. The amendment will become effective within the Coastal Zone upon California Coastal Commission certification of the amendment to the North City Local Coastal Program.

BE IT FURTHER RESOLVED, prior to tentative map approval, a Water Quality Protection Plan, which includes Best Management Practices for urban runoff, will be prepared by the applicant and reviewed by interested parties and approved by the City.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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