

RESOLUTION NUMBER R- 291676

ADOPTED ON MAY 24 1999

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, Black Mountain Ranch Limited Partnership [the Applicant] is proposing a development agreement for development of its property located in Subarea I, the "Black Mountain Ranch" project. Subarea I encompasses approximately 5,100 acres in the northeastern portion of the North City Future Urbanizing Area (shown on Attachment 2 to City Manager Report No. P-98-038 (Exhibit A), Black Mountain Ranch Phase Shift Map as the North Village and Black Mountain Ranch North Clusters, South Village and Resort). It is surrounded by Torrey Highlands (Subarea IV) and Rancho Penasquitos to the south, Rancho Bernardo and 4S Ranch to the east, Santa Fe Valley to the North, and Fairbanks Ranch to the west; and

WHEREAS, the proposed Development Agreement has the opportunity to provide extraordinary benefits to the City in the following areas:

1. Provide millions of dollars to improve Interstate 15 and other federal, state, regional and/or local roadways;
2. Contribute to a portion of the cost of constructing a high school, a middle school, and elementary schools, in excess of current state mandates;
3. Provide funds to build a fire station;
4. Fund mass transit opportunities pursuant to a Transit Plan designed to reduce

dependency on freeways by incorporating a commuter friendly design; and

5. Provide more than 200 acres of Multiple Species Conservation Plan Habitat; and

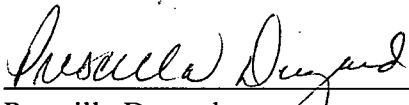
WHEREAS, on March 11, 1999, the Planning Commission recommended City Council approval of development agreement negotiations with Applicant; and

WHEREAS, the City Council has determined that the development agreement has the potential to provide extraordinary public benefit as set forth in this resolution; 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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05/11/99
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R-98-1314