

RESOLUTION NUMBER R- 307140

DATE OF FINAL PASSAGE DEC 02 2011

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING APPROVAL OF THE PROPOSED AGREEMENT FOR THE STONE CREEK DEVELOPMENT.

WHEREAS, on November 15, 2011, the City Council of the City of San Diego held a public hearing for the purpose of considering an initial determination on whether a development agreement is warranted for the proposed Stone Creek development project; and

WHEREAS, CalMat Company, dba Vulcan Materials Company, has requested to enter into a Development Agreement with the City of San Diego for their Stone Creek Master Plan development, consistent with the California Government Code Sections 65864 - 65869.5, the San Diego Municipal Code (SDMC) Chapter 12, Article 4, Division 1, and the City Council Policy 600-37; and

WHEREAS, on October 13, 2011, the Planning Commission of the City of San Diego recommended that the City Council of the City of San Diego make an initial determination that a Development Agreement for the proposed Stone Creek development project is warranted, and that the negotiations for the Development Agreement includes and addresses issues as stated by the Planning Commission; NOW, THEREFORE,


BE IT RESOLVED, by the Council of the City of San Diego, the initial determination that a Development Agreement for the proposed Stone Creek development project is warranted, meets City Council Policy 600-37 criteria for initial determination as described in Policy Section A. 1 through 3, and that the negotiations for the Development Agreement shall include and address issues as stated by the Planning Commission, and as listed as follows:

1. Provide park amenities to the residents.
2. Evaluate the needs for Fire Stations in the community.
3. Consider the continued mining operations impacts on the development's initial residents.
4. Provide connectivity with this development to adjacent master plan areas, especially open space connections such as Sycamore Canyon.
5. Provide park amenities to the community. The development should be a walkable mixed-use community with interconnections to neighborhoods.
6. Reclaimed water use for the development and surrounding area.
7. Infrastructure improvements to areas outside the development need to be constructed/built out to provide connectivity to the development. Roadway connections to the development need to be completed to provide adequate traffic circulation.
8. FBA fees paid in advance.
9. Contribution to park facilities in advance.
10. Evaluate private maintenance of parks and open space areas.
11. Affordable housing within the development and the community.
12. Sustainable design for the development.
13. Evaluate and enhance existing Miramar Road and Mira Mesa Blvd. roadway corridors.
14. Incorporate the "City of Villages" concept for the development. Design the development with imagination. Provide a walkable development with connectivity to transit areas.

15. Development should be marketed as a “green community” and should be a model for the City.
16. Provide protection of promised parks and open space areas from encroachment of other development uses.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that the initial determination of a development agreement in no way confers approval of the agreement, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed agreement, and that the City Council is not committed to approve or deny the proposed agreement.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

SMT:als
10/25/2011
Or.Dept:DSD
Doc. No. 267401

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of NOV 15 2011.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 12.2.11
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor