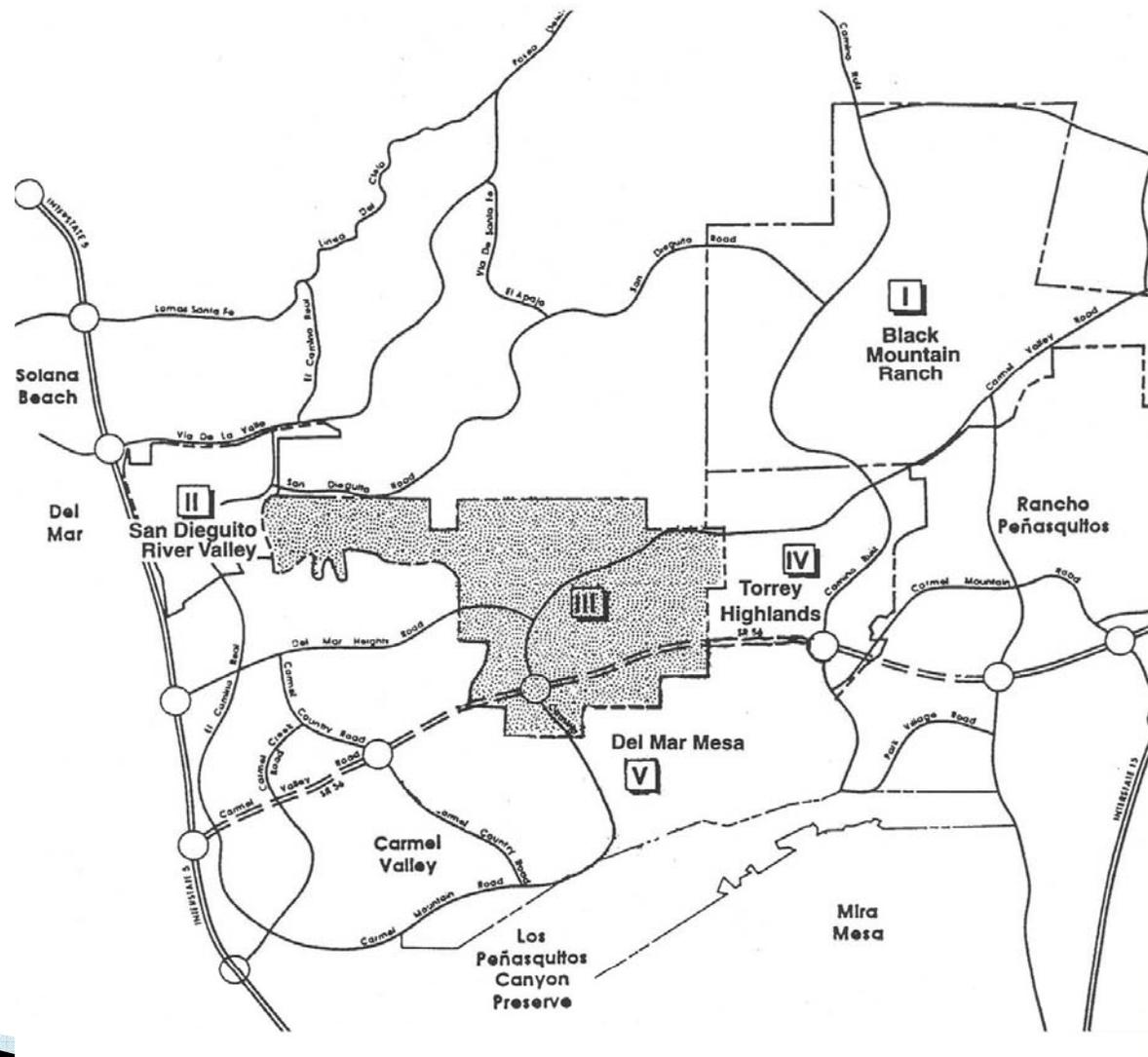


A Measure to Amend Prop M of 1998

To Address the Orderly Development and Timely
Availability of Public & Private Amenities in the
Pacific Highlands Ranch Community

*A Proposal by the Carmel Valley Community Planning Board
and endorsed by the Torrey Pines & Torrey Hills Planning Boards*

Pacific Highlands Ranch



Proposition M – 1998

CITY OF SAN DIEGO Proposition M

(This proposition will appear on the ballot in the following form.)

PROP M Shall the City of San Diego's General Plan be amended to change the designation of 2,102 acres in Subarea III from "Future Urbanizing" to "Planned Urbanizing" to allow development of a transit-oriented community, provided that 889 acres remains open space, and an additional 150 acres of extremely rare habitat on Carmel Mountain is dedicated to the City, and approximately 90 acres within Subarea III needed for completion of SR-56 is sold to the City at substantially below market value?

In 1985, the voters of the City adopted the Managed Growth Initiative, known as "Proposition A," which amended the Guidelines for the Future Development Section of the Progress Guide and General Plan of the City of San Diego by requiring approval of the voters before changing the designation of lands from "Future Urbanizing" to "Planned Urbanizing."

A 2,652 acre area is located in Subarea III of the North City Future Urbanizing Area and is currently designated as "Future Urbanizing" on the Official Phased Development Map in the City's Progress Guide and General Plan.

The Subarea III Plan for that 2,652 acres was prepared and is titled the "Pacific Highlands Ranch Subarea Plan."

Approximately 550 acres of the 2,652 acres in Subarea III has been approved for development at rural densities while preserving 384 of the 550 acres as natural open space.

The designation of the remaining 2,102 acres in Subarea III is proposed to be changed from "Future Urbanizing" to "Planned Urbanizing" while preserving an additional 889 of the 2,102 acres as natural open space.

In accordance with the Pacific Highlands Ranch Subarea Plan an additional 143 acres of the 2,102 acres is planned for State Route 56 right-of-way, approximately 90 acres of which will be conveyed by Pardee Construction Company to the City for a price substantially below market value.

The terms of the Transportation Phasing Plan for the Pacific Highlands Ranch Subarea Plan provides that no more than 1,900 dwelling units shall be permitted within the phase shifted area of Subarea III until such time that State Route 56 westbound/Interstate-5 northbound connection ramps are in place and operational.

The City Council strongly supports the construction of State Route 56 westbound/Interstate-5 northbound connection ramps and intends to aggressively lobby for this project to be a top priority in the year 2,000 State Transportation Improvement Plan (STIP).

The Pacific Highlands Ranch Subarea Plan provides for designation of at least 1,274 acres of open space, including a wildlife corridor connecting Gonzales and McGonigle Canyons within the regional open space system known as the Multiple Habitat Planning Area [MHPA].

In accordance with this ballot measure, the Pacific Highlands Ranch Subarea Plan, and a certain Development Agreement on file in the office of the City Clerk of the City of San Diego as Document OO-18571, title to additional property known as Parcels A and B within Neighborhood 8A of Carmel Valley will be conveyed to the City as a condition of changing the designation of 2,102 acres known as Pacific Highlands Ranch Subarea Plan from "Future Urbanizing" to "Planned Urbanizing."

As a condition of changing the designation of 2,102 acres known as Pacific Highlands Ranch Subarea Plan from "Future Urbanizing" to "Planned Urbanizing," absent voter approval the Council of The City of San Diego shall not permit residential or commercial development within Neighborhood 8C on open space dedicated to the City as shown on Figure 2-1 of the Neighborhood 8C Precise Plan-Option One, approved by the City Council by Resolution No. R-10506, on July 28, 1998.

PR-1690-63

SD 479-099

Pacific Highlands Ranch is located on the eastern boundary of Carmel Valley and is identified in Exhibit 1-1 in the Pacific Highlands Ranch Subarea Plan on file in the office of the City Clerk as Document No. RR-290521, adopted by Resolution No. R-290521, of the City Council on July 28, 1998.

Implementation of the Pacific Highlands Ranch Subarea Plan requires that 2,102 acres within Pacific Highlands Ranch Subarea Plan, as depicted on Exhibit 1-1 of said Plan, be changed from "Future Urbanizing" to "Planned Urbanizing."

Approval of this change of designation in no way permits any other portion of the North City Future Urbanizing Area to have a change of designation without a separate vote of the people.

NOW, THEREFORE, the People of the City of San Diego do hereby resolve to conditionally amend the City's Progress Guide and General Plan, specifically by conditionally 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 Subarea Plan as reflected on Exhibit 1-2 of said Plan from "Future Urbanizing" to "Planned Urbanizing," the amendment to become effective upon, but not until, the occurrence of the following events:

1. Pardee Construction Company offers to dedicate to the City fee title to 126 acres of land known as Parcels A and B within Neighborhood 8A of Carmel Valley and offers to dedicate a conservation easement for an additional 24 acres on Parcel A to establish a mitigation bank; and
2. Pardee Construction Company has made a legally binding offer to sell to the City approximately 90 acres of land currently under Pardee Construction Company ownership within Subarea III for use as State Route 56 right-of-way at a price which is substantially below market value.

The People of the City of San Diego do hereby further resolve that upon the occurrence of events described above, thereby triggering an amendment of 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 Subarea Plan as reflected on Exhibit 1-2 of said Plan from "Future Urbanizing" to "Planned Urbanizing," the following development restrictions shall apply to the land which is the subject of this ballot measure:

1. Upon the 150 acres of land known as Parcels A and B within Neighborhood 8A of Carmel Valley, no fewer than 135 acres shall be maintained as natural open space (no residential or commercial development or improved roadways), and no more than 15 acres may be used for a community park site at the specific location shown upon Figure 2.11 of the Neighborhood 8A Specific Plan approved by the City Council by Ordinance No. OO-18572 on September 8, 1998; and
2. Absent voter approval, the Council of The City of San Diego shall not permit residential or commercial development within Neighborhood 8C on open space dedicated to the City as shown on Figure 2-1 of the Neighborhood 8C Precise Plan, approved by the City Council by Resolution No. R-290506 on July 28, 1998; and
3. Absent voter approval, the Council of The City of San Diego shall not amend the Pacific Highlands Ranch Subarea Plan to designate any fewer than 1,274 acres of open space or reduce or eliminate the wildlife corridor which connects Gonzales Canyon and McGonigle Canyon; and
4. Development within the phase shifted area of the Pacific Highlands Ranch Subarea Plan shall not exceed 1,900 dwelling units until such time that ramps for westbound SR-56 connecting with I-5 North and I-5 South connecting with eastbound SR-56 are constructed and operational; and
5. Within Pacific Highlands Ranch Subarea Plan, Del Mar Heights Road shall not be accessible to through traffic from east of Camino Santa Fe until that portion of State Route 56 (or a comparable roadway extension in the State Route 56 corridor) is in place from its present terminus at Carmel Valley Road to Camino Santa Fe.

PR-1690-64

SD 479-100

Prop M – Key Features

- ▶ Ratified plan for 2,652 ac of SA III in NCFUA
 - 550 ac rural density
 - 1,274 ac open space (48%)
 - **5,182** du total – 20% affordable @ 65% AMI
 - 3,197 SFR + 1,183 MFR + 172 estate
 - Village Center, employment center – walkable cmty
 - Neighborhood parks, community park, library
 - Elementary & Jr./Sr. High Schools
- ▶ ROW for SR–56
- ▶ Carmel Mtn preserve – 150 ac
- ▶ Developer cash for SR–56/I–5 planning

Prop M Restrictions on PHR

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Approximately 550 acres of the 2,652 acres in Subarea III has been reserved for development

The terms of the Transportation Phasing Plan for the Pacific Highlands Ranch Subarea Plan provides that no more than 1,900 dwelling units shall be permitted within the phase shifted area of Subarea III until such time that State Route 56 westbound/Interstate-5 northbound connection ramps are in place and operational.

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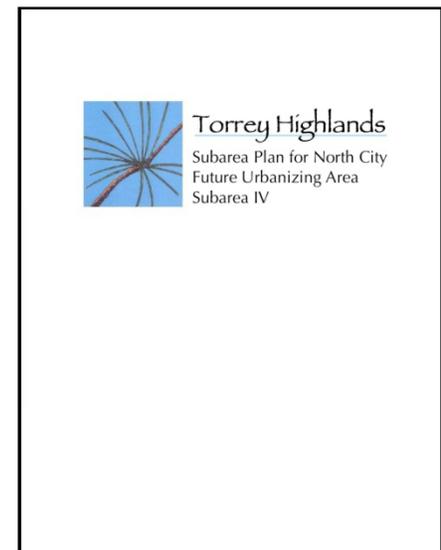
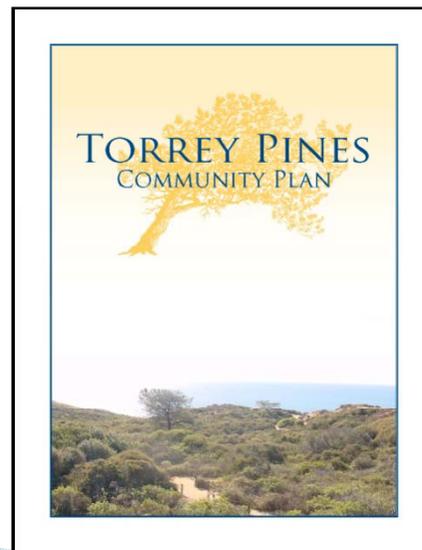
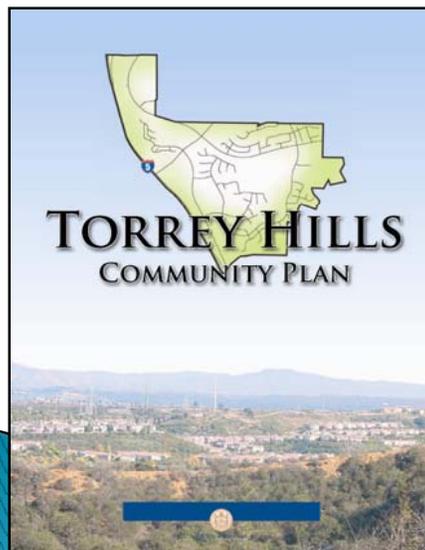
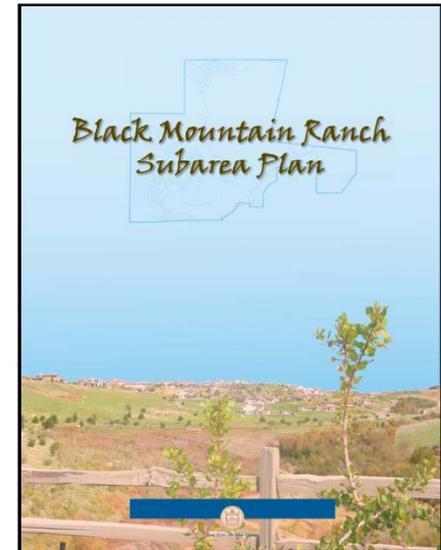
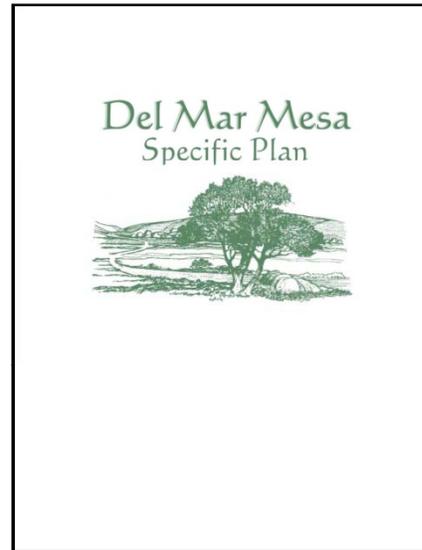
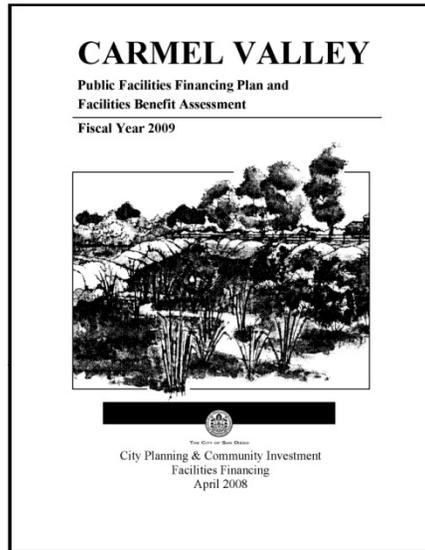
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Restriction Impacts

- ▶ I-5/SR-56 Connectors Project
 - Many years (perhaps decade) from construction
 - Direct connection ramps – 1 of 4 build alternatives
- ▶ PHR approaching 1,900 du cap – about 1,750 du so far
 - Lack of “critical mass” – not enough houses to trigger further public & commercial facilities
 - No public parks – no social center for community
 - Paying Mello-Roos tax for schools not being built
 - 1st retail need is for grocery store – need about 3,000 du before a grocery will locate in PHR

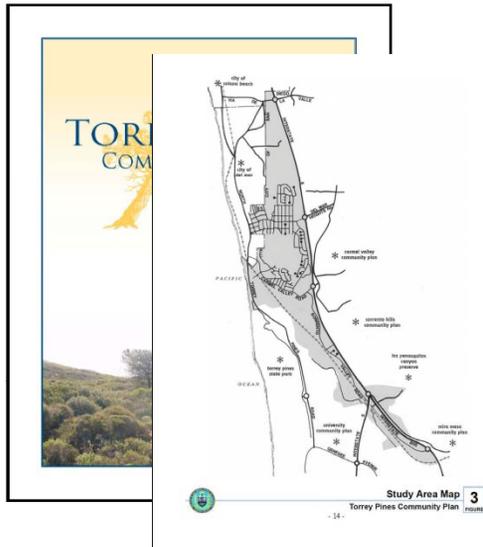
Adjacent Communities Impacts



Restriction Impacts

- ▶ PHR residents must leave their community to find:
 - Shopping Recreation
 - Some schooling Library
- ▶ Increased travel for residents & increased traffic for neighbors
- ▶ NCFUA shares major facilities like pool, rec center & libraries
 - Delayed PHR housing = delayed FBA fees

Impact in Torrey Pines



- ▶ West of I-5, between CV Rd & Del Mar Heights Rd
- ▶ Language says only ramps will meet the condition
- ▶ Direct connector ramps option for I-5/SR-56
Connectors strongly opposed by community
- ▶ Community endorses removing 1,900 du restriction – allows PHR to develop without need for connector ramps

Actions Needed

- ▶ Amend Prop M to delete the 1,900 du development threshold restriction
- ▶ Measure to “become effective upon, but not until, the occurrence of the following events:” the City Council acts on:
 - A Phased Development Program with permit issuance for new housing tied to providing facilities per threshold requirements;
 - A revised Public Facilities Plan for PHR

Summary

- ▶ Carmel Valley, Pacific Highlands Ranch, Torrey Pines & Torrey Hills communities are united
 - Restriction diminishes quality of life for residents
- ▶ The 1,900 du restriction was well intentioned but it was a mistake
 - Does not provide any meaningful protection
 - Unintended consequences too severe
 - Removing restriction does not increase development levels or remove I-5/SR-56 connector options
- ▶ Prudent, orderly & timely development in PHR can be guided and controlled thru existing tools like the Community Plan & Facilities Financing Plan