

RESOLUTION NUMBER R-286043

ADOPTED ON JUNE 27, 1995

APPROVING THE SAN PASQUAL VALLEY PLAN UPDATE AND
ASSOCIATED AMENDMENT TO THE PROGRESS GUIDE AND
GENERAL PLAN AND RELATED ACTIONS

WHEREAS, the City of San Diego, has determined that it is both desirable and necessary, in order to adequately plan for the City's future, to establish a Progress Guide and General Plan; and

WHEREAS, the City has further determined that it is appropriate and desirable to create various community plans, which community plans are incorporated into the General Plan, and which community plans provide more specific policies for potential future development in various portions of the City; and

WHEREAS, the Progress Guide and General Plan and community plans serve as a comprehensive, long-term guide for the physical development of the City; and

WHEREAS, the Progress Guide and General Plan and community plans are intended to serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the plans; and

WHEREAS, the City of San Diego, being a charter city, is not required to conform the zoning restrictions which are applicable

to various parcels of property to the uses which are shown for such property on the General and community plans; and

WHEREAS, in the City of San Diego, owners of property zoned to allow certain uses are not precluded from using or developing their property for such uses because the General and community plans show their property as planned for some other potential use in the future; and

WHEREAS, in the City of San Diego, the General and community plans are subject to change from time to time but do not change or affect the underlying zoning or private property owners' rights to use their private property consistent with applicable laws and zoning regulations; and

WHEREAS, on April 13, 1995, the Planning Commission of the City of San Diego held public hearings for the purpose of considering a comprehensive update to the San Pasqual Valley Plan and associated amendments to the Progress Guide and General Plan and adoption of the San Pasqual Valley Public Facilities Financing Plan and Development Impact Fee; and

WHEREAS, the San Pasqual Valley Plan is a comprehensive revision of the 1964 San Pasqual Valley Plan; and

WHEREAS, Council Policy 600-7 provides that public hearings to consider revisions to 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 Council of the City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, that, with the above understanding, the Council of The City of San Diego:

1. Hereby approves the new San Pasqual Valley Plan dated March 1995, a copy of which is on file in the office of the City Clerk as Document No. RR- 286043 , as modified in accordance with the attachment hereto, and hereby incorporates such plan into the City's Progress Guide and General Plan.

2. Hereby approves an amendment to the Progress Guide and General Plan, including an amendment to the "phased development areas map" with the intent and understanding that the subject property is part of the North City Future Urbanizing Area and, therefore, any development which is proposed in the area which exceeds the density or uses allowed on the effective date of the Proposition A Initiative shall require prior approval by a majority vote of the electorate.


3. Hereby finds that this comprehensive update of the plan is 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.

4. The City Council, by taking the above actions, does not intend to in any way modify the rights of private property owners

to utilize their properties in accordance with the zoning and development restrictions applicable to such properties nor to modify or affect the rights of present City leaseholders pursuant to the specific terms of existing leases in the San Pasqual Valley, but the Plan will provide policy guidelines for all new and amended leases, and further, the Council does not, by this action, preclude any private property owners or leaseholders from taking any actions available to them pursuant to their zoning or leasehold rights including, but not limited to, any existing rights regarding channel maintenance or flood control within the San Pasqual Valley area.

APPROVED: JOHN W. WITT, City Attorney

By


Harold O. Valderhaug
Chief Deputy City Attorney

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07/12/95 REV.1
Or.Dept:Plan.
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MOTION FOR ITEM 342 OF TUESDAY, JUNE 27, 19956, COUNCIL MEETING

1. WILDLIFE CONNECTIONS/PAGE 37, (1-13):

MOTION BY WARDEN TO ADOPT AS AMENDED, ELIMINATING THE WORDS "THE UNDEVELOPED PORTIONS OF THE WILD ANIMAL PARK." Second by McCarty, Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

2. POLICIES/PAGE 37, (1-13), #4:

MOTION BY WARDEN TO ADOPT AS AMENDED BY ADDING THE WORDS "...FOR FLOOD CONTROL PROJECTS AND FOR..." Second by McCarty. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

3. PAGE 37, (1-13), #6:

MOTION BY WARDEN TO ADOPT AS AMENDED TO ADD THE WORDS "...INVASIVE PLANT SPECIES AS FEASIBLE, FOR MITIGATION CREDIT." Second by McCarty. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

4. PAGE 38, (1-14), #9:

MOTION BY WARDEN TO ADOPT AS AMENDED TO DELETE THE WORDS "WATER UTILITIES DEPARTMENT OR OTHER CITY PROJECTS" AND TO REPLACE IT WITH THE WORD "MITIGATION." Second by Stevens. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

5. COMMERCIAL-RETAIN AS AGRICULTURE (PINERY FARM STAND), PAGE 69, (1-30), #3:

MOTION BY WARDEN TO ADOPT AS AMENDED TO CHANGE THE WORDING TO READ: "PINERY FARM STAND. DESIGNATE AN APPROXIMATELY 35-ACRE SITE ON VIA RANCHO PARKWAY AND SUNSET DRIVE FOR AGRICULTURE." Second by Vargas. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

6. COMMERCIAL-RETAIN AS AGRICULTURE (WILD ANIMAL PARK), PAGE 69, (1-30), #4:

MOTION BY WARDEN TO ADOPT AS AMENDED TO REMOVE THE WORD "THE" IN PARAGRAPH THREE AS STATED EARLIER. Second by Stallings. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

7. COMMERCIAL-RETAIN AS AGRICULTURE (CLOVERDALE CANYON)
PAGE 70, (1-31), #5:

Motion by Warden to adopt as amended to read as follows:
"Cloverdale Canyon. Designate approximately 275 acres along Cloverdale Road currently leased to the De Jong Dairy and the Cloverdale Stables for agricultural uses compatible with the Wild Animal Park." No second.

MOTION BY HARVEY TO DROP THE PHRASE "COMPATIBLE WITH THE WILD ANIMAL PARK" TO READ AS FOLLOWS: "CLOVERDALE CANYON. DESIGNATE APPROXIMATELY 275 ACRES ALONG CLOVERDALE ROAD CURRENTLY LEASED TO THE DE JONG DAIRY AND THE CLOVERDALE STABLES FOR AGRICULTURAL USES." Second by Kehoe. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-nay, Stallings-nay, McCarty-yea, Vargas-nay, Mayor Golding-nay.

8. COMMERCIAL-RETAIN AS AGRICULTURE (THOMAS JAEGER WINERY)
PAGE 70, (1-31), #6:

MOTION BY WARDEN TO ADOPT AS AMENDED TO READ AS FOLLOWS:"THOMAS JAEGER WINERY. DESIGNATE APPROXIMATELY 15 ACRES ENCOMPASSING THE KNOLL WHERE THE WINERY AND GIFT SHOP BUILDING AND PARKING AND PICNIC AREAS ARE FOR AGRICULTURAL AND WINERY OPERATIONS. THE SITE MAY ALSO BE DEVELOPED WITH A BED AND BREAKFAST-(STYLE INN.) Second by Harvey. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-nay.

9. CIRCULATION SPECIFIC PROPOSALS PAGE 81, (1-32), #2,D:

MOTION BY WARDEN TO ADOPT AS AMENDED TO READ AS FOLLOWS:
"REALIGN CLOVERDALE ROAD TO INTERSECT WITH SR-78 AND VIA RANCHO PARKWAY AND RETAIN CLOVERDALE ROAD AS A TWO-LANE COLLECTOR STREET WITH CLASS II BICYCLE LANES IN THE CITY OF SAN DIEGO CONNECTING TO BEAR VALLEY PARKWAY IN THE CITY OF ESCONDIDO." Second by Vargas. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

MOTION BY WARDEN TO DESIGNATE THE UPPER SLOPES OF FRANK KONYN'S PROPERTY AS OPEN SPACE AND THE REMAINING FLAT LOWER AREAS AS AGRICULTURE WITH A-1-10 ZONING AND DEVELOPMENT RIGHTS. ACCEPT COUNCIL MEMBER STALLINGS' REQUEST THAT THE AGRICULTURAL PORTION OF MR. KONYN'S PROPERTY BE CONSIDERED FOR FUTURE PURCHASING BY THE CITY. Second by McCarty. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

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MOTION BY WARDEN TO ADOPT THE FOLLOWING AMENDMENTS:

1. DELETE THE ENTIRE COMMERCIAL SECTION OF THE COMMUNITY PLAN.
2. RELOCATE WILD ANIMAL PARK REVISED TEXT TO THE AGRICULTURAL SECTION OF THE COMMUNITY PLAN.
3. RELOCATE CLOVERDALE CANYON REVISED TEXT TO THE AGRICULTURAL SECTION OF THE COMMUNITY PLAN.
4. RELOCATE THOMAS JAEGER WINERY REVISED TEXT TO THE AGRICULTURAL SECTION OF THE COMMUNITY PLAN.
5. COORDINATE WITH THE WATER QUALITY STUDIES.
6. LONG-TERM LEASES SHOULD INCORPORATE THE ISSUES ACTED ON TODAY THAT RELATE TO FLOOD CONTROL AND OPEN SPACE.

Second by McCarty. Passed by the following vote:
Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea,
Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

MOTION BY WARDEN TO DIRECT THE CITY MANAGER TO REVISE THE ADOPTED COMMUNITY PLAN TEXT, GRAPHS, AND CHARTS TO REFLECT THESE AMENDMENTS. Second by McCarty. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

MOTION BY WARDEN TO DIRECT THE CITY MANAGER TO STUDY ECONOMICALLY AND ENVIRONMENTALLY SOUND APPROACHES TO PROVIDING THE NECESSARY FLOOD CONTROL TO SUPPORT AGRICULTURE WITHIN THE SAN PASQUAL VALLEY. RETURN TO THE CITY COUNCIL'S LAND USE AND HOUSING COMMITTEE IN 60 DAYS WITH RECOMMENDATIONS TO FUND THIS STUDY, A TIMELINE FOR THE STUDY, THE DEFINITION OF WETLANDS, IF IT APPLIES HERE, AND PROPOSED MEMBERSHIP IN A CITIZEN-BASED STEERING COMMITTEE TO WORK WITH STAFF AND THE RESOURCE AGENCIES IN DEVELOPING THIS STUDY. LONG TERM LEASES SHOULD INCORPORATE THE ISSUES ACTED ON TODAY THAT RELATE TO FLOOD CONTROL AND OPEN SPACE. Second by McCarty. Passed by the following vote:
Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea,
Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

Motion by Warden to direct the City Manager to rescind the three-year moratorium on leases in San Pasqual Valley and to authorize the City Manager to execute long term leases in the Valley that are consistent with the MSCP Plan. No second.

MOTION BY McCARTY TO DIRECT THE CITY MANAGER TO RESCIND THE THREE-YEAR MORATORIUM ON LEASES IN SAN PASQUAL VALLEY. AUTHORIZE THE CITY MANAGER TO NEGOTIATE LONG TERM LEASES IN THE VALLEY AND TO BRING INFORMATION TO COUNCIL REGARDING MSCP AND OTHER CITY-WIDE LAND USE ISSUES THAT RELATE TO LEASES. Second by Harvey. Passed by the following vote:
Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea,
Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

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MOTION BY WARDEN TO DIRECT THE CITY MANAGER TO MEET WITH THE ESCONDIDO OFFICIALS PRIOR TO THE FINAL ADOPTION OF THE SAN PASQUAL COMMUNITY PLAN AND FOLLOWING COUNCIL'S ACTION AT THIS HEARING, TO NEGOTIATE AND DISCUSS THE SERIES OF LAND USE ISSUES IMPORTANT TO OUR JURISDICTION SUCH AS WATER, SEWER, ROADS, ANNEXATIONS, AND OPEN SPACE. RETURN TO COUNCIL IN 60 DAYS WITH THE FINAL LANGUAGE OF THE SAN PASQUAL COMMUNITY PLAN FOR COUNCIL APPROVAL. Second by McCarty. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

MOTION BY WARDEN TO ADOPT THE FOLLOWING CITY MANAGER RECOMMENDATIONS: 1) ADOPT SUBITEM A, CERTIFYING THE EIR; 2) ADOPT SUBITEM B, APPROVING THE SAN PASQUAL VALLEY PLAN UPDATE AND AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, AS AMENDED BY COUNCIL; AND 3) RETURN SUBITEM C TO THE CITY MANAGER TO REVISE THE SAN PASQUAL VALLEY PUBLIC FACILITIES FINANCING PLAN TO REFLECT AMENDMENTS MADE BY COUNCIL. RETURN TO COUNCIL IN 60 DAYS WITH THE REVISED FINANCING PLAN FOR COUNCIL APPROVAL. Second by McCarty. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.