

Fiscal Impact - The Fiscal Impact Analysis (Attachment A) prepared by the applicant concluded that the proposal including the residential development and the golf course and country club is projected to yield a \$1,470,916 surplus of revenue over expenditures for the ten year period of 1982-83 through 1991-92.

Should the project be implemented as proposed, the developer would also be responsible for maintenance of the open space in both the PRD and CUP.

Environmental Impact - An Environmental Impact Report (EQD No. 81-04-01) and recommended findings have been finalized and must be certified should this proposal be adopted.

BACKGROUND:

This proposal was considered by the Planning Commission during workshop meetings in July and October of 1981. Subsequently, public hearings were held by the Planning Commission in November and December of 1981. On December 3, 1981, the Commission unanimously approved the project and recommended that it be adopted by the City Council.

City Council hearings were conducted on December 8 and December 15, 1981. On December 15, 1981, the proposal was denied by the Council for lack of obtaining five affirmative votes. The final vote was four in favor, three opposed, and two absent.

On January 4, 1982, the Council adopted motions to suspend its rules and to reconsider the Fairbanks Country Club proposal. The matter has been set for a public hearing on March 30, 1982.

ANALYSIS:

The staff's recommendation to approve this project is based on the public benefit anticipated to be obtained from the open space dedication. [As mentioned in earlier reports, this project proposes to dedicate 616 acres, or 78% of the project area for public open space. This open space lies in the San Dieguito River subsystem; an area of high priority for retention by the City. [The dedication of this valuable open space is seen by the staff as the best option available for permanent preservation of the property.

The staff recognizes the conflict presented by this project relative to the policies on open space preservation and shifting the subject property from Future to Planned Urbanizing. The recommendation to approve the shift should be regarded as unique

to this project. The staff does not believe that the exceptional nature of this recommendation should influence the manner in which it processes future applications to shift lands from Future to Planned Urbanizing Areas.

Throughout the processing of the Fairbanks Country Club proposal there have been several inquiries regarding the relationship between this program and the City's San Dieguito River Basin Study. The following discussion is a recap on the background and future direction of the River Basin Study.

On June 30, 1980, the City Council authorized the City Manager to execute an agreement with Pekarek, Incorporated to prepare a study for the San Dieguito River Basin. The intent of this study is to coordinate all of the data included in ten independent studies prepared by various jurisdictions and to prepare a comprehensive, conceptualized plan for the entire basin.

An agency committee consisting of representatives of the affected jurisdictions have met three times to discuss this study.

The San Diego Planning Commission has discussed a draft of the study during three workshops. On February 11, 1982, the Planning Commission directed staff to:

1. Extract general policy guidelines from the draft of the study for incorporation into the General Plan.
2. Prepare a final draft of the study as a resource document to be used for information only.

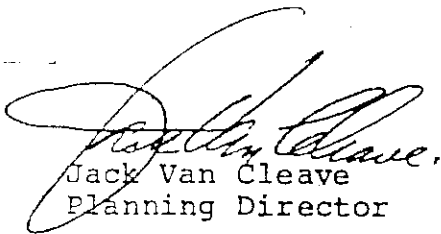
At the City's request, the private consultant is currently preparing a schedule of the required work to comply with the direction set by the Planning Commission. The current contract with the consultant includes the preparation of a final draft of the study; however, a new contract must be negotiated to cover the cost of preparing the policy guidelines for the General Plan.

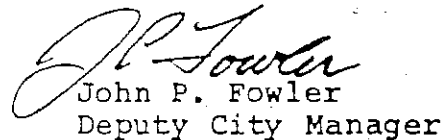
The material to be submitted for adoption is anticipated to consist of general policy guidelines. The staff does not believe that the River Basin Study should have a significant influence on the Fairbanks proposal because the River Basin Study proposes open space in the valley and the Fairbanks proposal also calls for an open space use.

At request of the Council, the Planning Department involved Dr. Robert Freilich, the City's growth management consultant in

the Fairbanks Country Club project. Dr. Freilich has reviewed the material on this project and has prepared comments and recommendations relative to it (see Attachment B, letter regarding Fairbanks Country Club proposal, dated March 17, 1982). Dr. Freilich intends to present his comments and recommendations to the Council on March 30, 1982.

In conclusion, the staff continues to believe that the public benefit to be derived from this project is sufficient to warrant its approval. Approval of the project will result in the permanent preservation of 616 acres of the total project (789 acres). This open space will aid in implementing an important open space system as called for in the adopted General Plan.


Jack Van Cleave
Planning Director


John P. Fowler
Deputy City Manager

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Attachments: A. Fiscal Impact Analysis, January 28, 1982
B. Freilich Letter, March 17, 1982