

RESOLUTION NO. 222722

R.79-2071  
JAN 30 1979

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, the following findings are made with respect to the environmental impacts identified in Environmental Impact Report No. 78-07-08:

Land Form Alteration and Visual Quality - The Daley/Booth Business Park has specifically been designed to minimize the visual impacts resulting from the creation of buildable lots. Those areas exposed to the public view will remain in their natural, undisturbed condition, while the portion of the project that is hidden from view will be graded.

Therefore, the visual quality of the property will not be significantly impacted.

The land form alteration consists of the transformation of a flat mesa and steep canyon area that is currently not usable into a highly productive industrial/business park. This form of alteration, in our opinion, is a positive use of land, and not a significant environmental impact.

Biological Resources - It is unfortunate that with the construction of this project it will be necessary to eliminate any biological resources. However, in view of the dire shortage of industrial property in the Kearny Mesa area, this loss must be deemed insignificant. The project has been specifically designed to retain one third of the total area in its undisturbed, natural condition, that area being the portion that is readily visible from the adjacent public thoroughfares and residences.

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Traffic - In recent discussions with CALTRANS it is relatively certain that improvements to Highway 15 and the required interchanges at Aero Drive, Balboa Avenue and Clairemont Mesa Boulevard will be under construction in stages beginning in January of 1979. Completion of the three-phase project through the Murphy Canyon area is estimated to be in January of 1983. This timetable fits extremely well with the development schedule of the Daley/Booth Business Park. Based on our past experience with Daley Industrial Park Unit Nos. 1, 2 and 3 and Daley Business Park Unit Nos. 1, 2 and 3, we expect the off-site and on-site design and construction of the improvements to require at last four years from final approval of the tentative map. If we assume that approval can take place in December of 1978, it will be approximately December of 1982 before the full impact of the traffic will be felt at the intersections of concern. By that time CALTRANS will have substantially completed the improvement of Highway 15 and the impact will be insignificant.

Conclusion - The purpose of this project is to transform 33 acres of an unusable canyon and mesa area into 20 industrial lots that will eventually contain 400,000 square feet of industrial and business office space. The importance of usable industrial property to the community and people of San Diego cannot be underestimated and must be weighed against the incremental loss of visual quality and biological resources.

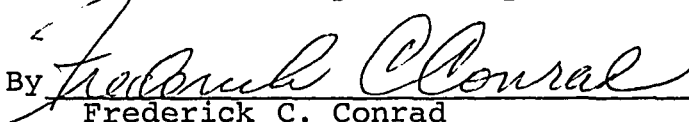
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The extremely low vacancy rate in the Kearny Mesa Industrial area (approximately 2%) is evidence of the dire need for new projects. The new projects will be occupied by businesses that either are expanding within the San Diego area or are moving in from out-of-town. Either way it means more jobs for the people of San Diego.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:clh  
4/17/79  
43-78-3  
Or.Dept.:Clerk

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JAN 30 1979

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_,  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Rita Andronico*, Deputy.

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Office of the City Clerk, San Diego, California

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