


RESOLUTION No. 223913 (R- 80-1768)

Adopted on JUL 3 1979

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code, Section 21081, those findings made with respect to Environmental Impact Report No. 78-05-16 Supplemental No. 1, are those findings marked Exhibit "A", which are attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ps
3/21/80
Or.Dept. Clerk
60-78-13

MICROFILMED

01547

FACILITIES DEVELOPMENT COMPANY

1744 SIXTH AVENUE
SAN DIEGO, CALIFORNIA 92101
(714) 232-6666

January 15, 1978

CANDIDATE FINDINGS OF FACT

MIRAMAR INDUSTRIAL SITE

EQD FILE #78-05-16-S1

PREPARED BY: Facilities Development Company

ASSISTED BY: MSA, Inc.

The Facilities Development Proposal is intended to provide acreage for industrial development in an area designated for industrial development by the 1971 University Community Plan, the current revision draft map of the University Community Plan and the Industrial Element of the General Plan. Numerous reports, including the Industrial Element, have concluded that San Diego has a shortage of available industrial sites and a severe shortage of sites larger than ten acres. Thus, the commitment of the Miramar Road site to industrial uses, through the application of the M-1-B zone, is consistent with current planning concepts while meeting a regional need. Within this context, the following findings are presented.

A. Biological Resources

Conclusion

The grading of the project site, as shown on the project map (EIR, Page 5), would eliminate the three acre vernal pool habitat area, which is located on the flat Miramar Road frontage near the southeastern corner of the site. The EIR offers as an option for mitigation against the loss of the vernal pools, the payment of money by the developer into a fund which would be used for the purchase of comparable off-site vernal pool acreage. Depending upon the value established for the on-site vernal pool habitat area, the applicant has agreed to consider this mitigation method.

MICROFILMED

223913

01548

Findings

1. Re-orientation of the area to be developed, to avoid the vernal pool habitat area, would increase adverse impacts in other categories. Substantial additional grading and filling in the slope and canyon areas of the site would be required to achieve the same buildable area, and would increase impacts in open space and aesthetics.

2. An alternative grading scheme which does not make use of the level mesa areas on which the vernal pool habitat located would reduce the economic viability of the project. Thus, the goal of offering acreage for industrial development at reasonable cost is hindered and the incentive for industrial development is decreased. The desirability of the site would be reduced both in terms of carrying out the grading plan in an economical manner and in terms of the reduced Miramar Road frontage.

B. Land Use - Open Space/Miramar Air Station Compatability

Conclusion

The project as designed would impact a canyon end which is designated as open space in the 1971 University Community Plan and is overlain by the HR Zone. The applicant has proposed that an open space easement be placed over those areas designated as open space on the current draft of the University Community Plan.

Findings

1. The placement of the open space easement protects the aesthetic resources of the site, which consist of the slopes and canyons in the northern portion of the site.

2. Filling of the canyon end by the project will be done in a manner which will not be visible from the Soledad Canyon Open Space System (Plan for Preservation of Natural Parks).

3. Use of the canyon is necessary to produce a contiguous level building site. The project design minimizes filling in the canyon while maximizing the utility of the site for industrial use, satisfying the goals of aesthetics and economic development.

4. Because the Navy Easement limits the area of the site which can be developed, it will serve to enforce open space goals and restrict the encroachment of development on slope areas.

MICROFILMED

01549

223913

C. Traffic

Conclusions

Because the project represents an in-filling of the developing urban area, and because it is located near complementary residential and commercial areas, the location will promote shorter work and access trips than potential locations at the fringes of the urban area. This factor will not only serve to lessen its impact on the overall regional transportation system, but will also reduce its impacts on energy consumption and air quality.

The project will incrementally worsen the traffic situation which currently exists on Miramar Road. However, the project will improve its frontage and incrementally assist in the alleviation of Miramar Road regional traffic impacts.

Findings

1. Applicant proposals contained in the EIR are sufficient mitigation for project impacts. These include frontage improvements on Miramar Road and Eastgate Mall, and participation in the signalization of the project access onto Miramar Road. These measures incrementally improve the regional road system to a degree which offsets the impacts of project generated traffic.

D. Other Impacts

Conclusions

Geology, archaeology, energy and air quality impacts are aspects of the plan which cannot be fully assessed, given the current state of the project design.

Findings

1. All of the above mentioned impact categories are either not significant, can be readily mitigated or fall outside the control of the applicant or the City to mitigate. These aspects will be reviewed at another stage in the development of the project, (i.e. a full geotechnical investigation will precede construction, an archaeological survey of densely vegetated areas will precede grading, and economically feasible energy saving measures will be considered during final design stages) or fall outside the control and jurisdiction of the developer or the City to mitigate (i.e. air quality).

MICROFILMED

01550
223913

JUL 3 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Berridge*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **223913** Adopted **JUL 3 1979**