

Staff Analysis of Land Use Alternatives

At the initiation hearing and subsequent workshop, the Planning Commission directed staff to provide an analysis of the potential impacts of the proposal to redesignate industrial land within the Scripps-Ranch Business Park Phase III to other uses. Specifically, the proposal seeks to amend the Scripps-Miramar Ranch Community Plan to redesignate lots 4, 6, 7, and 8 as High-Medium Residential (15-29 du/ac).

Analysis

Staff analyzed the potential impacts of the proposed amendment to the Scripps-Miramar Ranch Community Plan along with several different land use scenarios within the Scripps Ranch Business Park. Staff not only analyzed the impacts of the proposed multi-family residential and assisted care projects, but also developed and analyzed alternative scenarios which would include the development of the middle school, post office, and hypothetical residential uses, as well as preserving the industrial uses on the lots. It should be noted that some of the alternatives that were originally considered may no longer be possible because proposals for industrial uses on Lots 1, 2, and 11 are currently under City review.

The San Diego Unified School District is considering the Scripps Ranch Business Park as a possible site for a 1,800 student middle school. The facility would consist of 150,000-160,000 square feet of buildings with 65 classrooms, as well as ancillary support areas such as recreation/physical education playfields, parking, and other uses. A draft Environmental Impact Report (EIR) for the middle school was distributed for public comment on 7/12/00. The EIR indicates the preferred site for the middle school on lots 6, 7, and 8.

The U.S. Postal Service has expressed interest in locating a post office facility within the Scripps Ranch Business Park, although no specific facility or location has been proposed.