

ADJACENT LAND USE

Projects that have the potential to affect FSDRIP fall into two categories: existing development projects and future project development within the FSDRIP Specific Plan area. Existing developments can indirectly affect FSDRIP through human use and facility maintenance activities. In addition to indirect impacts, future development projects can directly affect FSDRIP if during construction adequate site protection is not in place to prevent construction intrusion into habitat areas (Figures 5, 6, and 7).

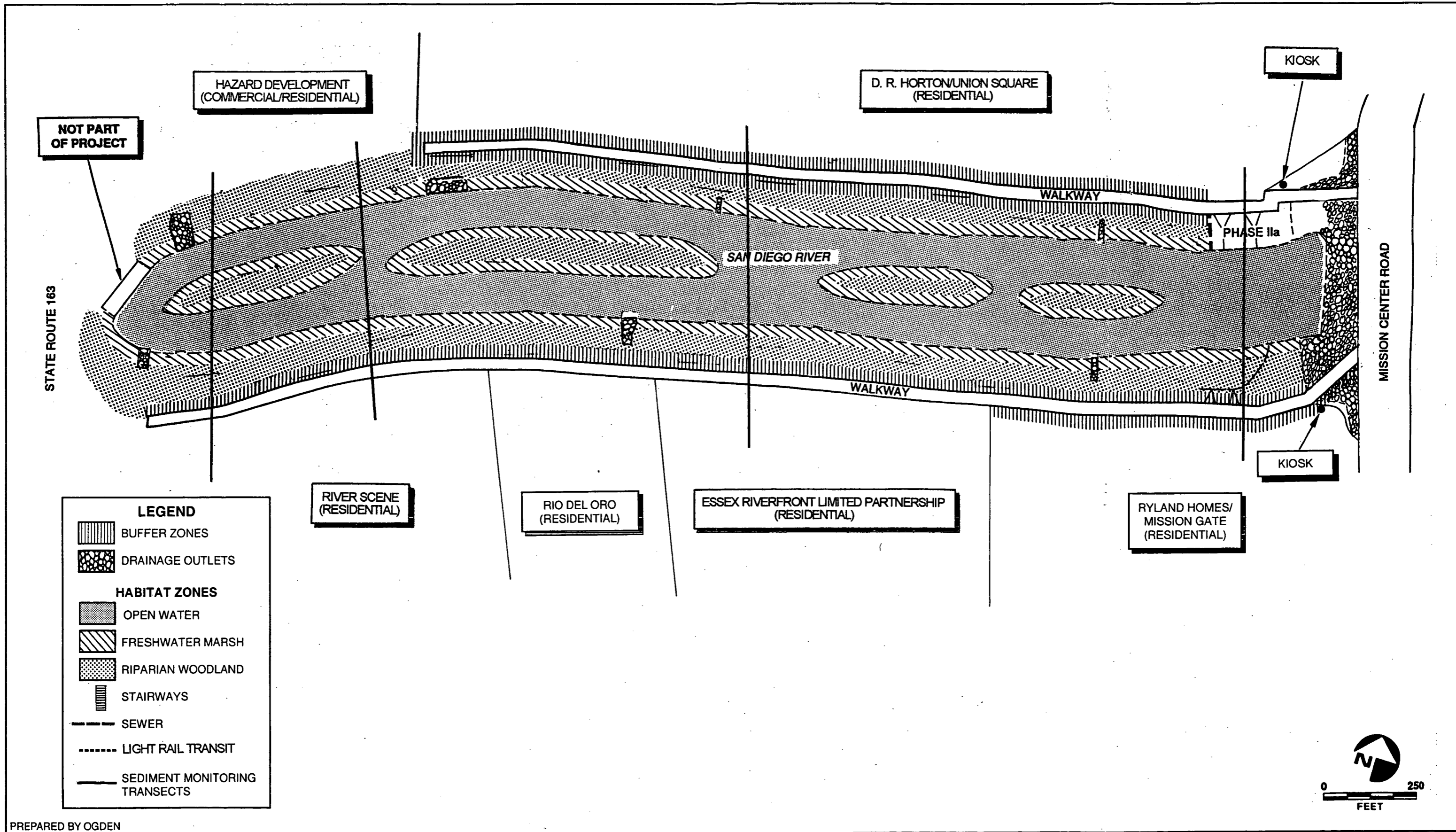
PROJECTS WITHIN FSDRIP SPECIFIC PLAN AREA

Land use within the FSDRIP Maintenance Assessment District (MAD) is all private, except for the MVLRT (see Appendix G). The District surrounds the majority of the revegetated river corridor. The MAD was established to provide funds for the construction and maintenance of FSDRIP. Existing FSDRIP Specific Plan private development within the MAD include Mission Valley Partnership, MBM Associates, Ryland Homes, Property Asset Management, Inc., Essex Riverfront Limited Partnership, Morgan Group, D.R. Horton, Hazard Development, Park Valley Center, CalMat, River Colony Estates, Park Villas, River Scene, and Bay Colony Development.

- Mission Valley Partnership owns the parcel south of Camino de la Reina and west of Mission Center Road. This parcel is now occupied by Mission Valley Center West and includes commercial and other service structures.
- Essex Riverfront Limited Partnership owns one parcel south of FSDRIP between Mission Center Road and Highway 163. That parcel is already developed with medium density attached residences called River Front.
- Hazard Center, constructed by Hazard Development, is north of FSDRIP between Mission Center Road and Highway 163. Hazard Center is a mixed-use complex containing commercial-retail, office, hotel, and recreational functions. Residential

development occurs in the area adjacent to FSDRIP.

- Property Asset Management, Inc. owns the property, formerly owned by Sammis, east of Mission Center Road and north of the Park Valley Center parking lot. A fast food restaurant is currently being built onsite.
- The River Colony Estates Development is located south of the river corridor between Camino del Este and Qualcomm Way. The property is developed as a multiple family residential complex called River Colony.
- The Park Villa Condominiums and Rio Del Oro are attached multiple-family residences. Park Villa Condominiums are located on the north side of the river corridor and east of Mission Center Road. Rio Del Oro is between River Scene and Essex Riverfront properties south of the river corridor.
- The Ryland Homes property was purchased from MBM Development and is located west of Mission Center Road and north of Camino de la Reina. It is developed as a multiple-family residence complex called Mission Gate.
- The D.R. Horton property (Union Square) is a multiple-family residential use development, located north of the river corridor, and south of Hazard Center Drive, between Highway 163 and Mission Center Road.
- The "Park Valley Center" property (formerly "Park in the Valley", a Sunbelt Management Company property) is located south of the river corridor and north of Camino de la Reina, between Mission Center Road and Camino del Este. It is developed with approximately 200,000 square feet of retail commercial land use.
- The River Scene Condominiums, just east of Highway 163, is a medium density residential (condominiums) development.



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DEVELOPMENT ADJACENT TO FSDRIP - PHASE I

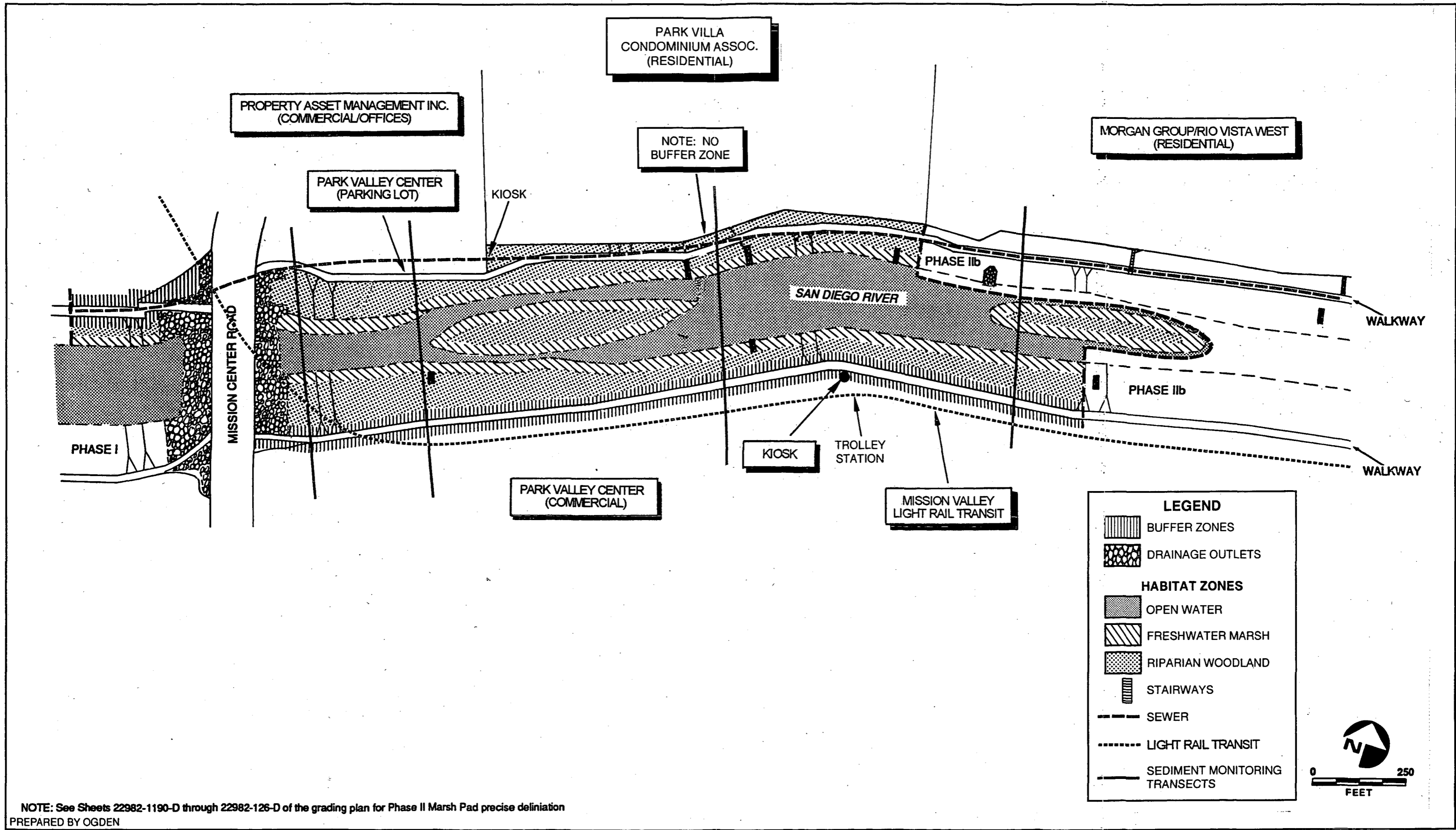


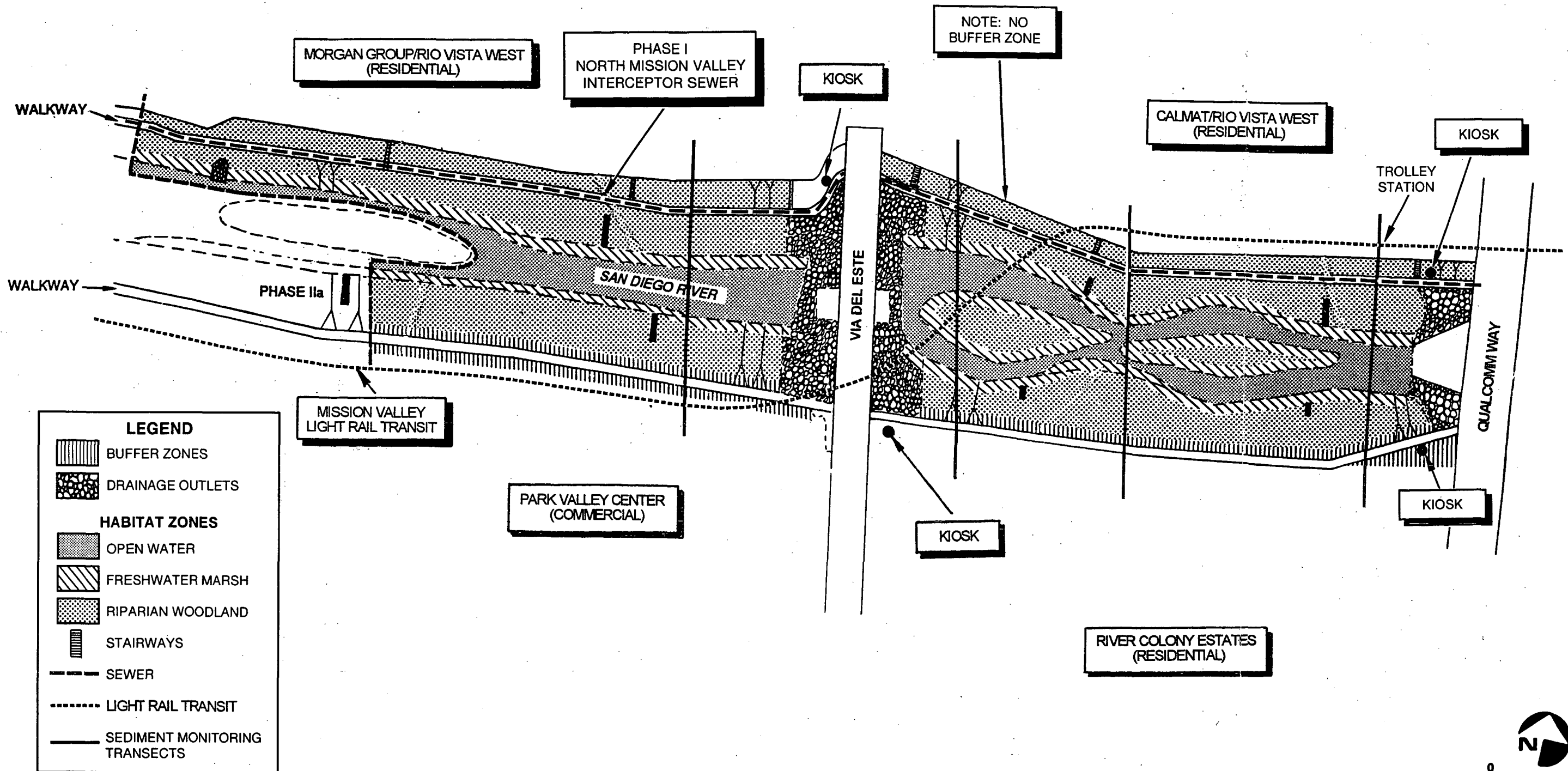
CITY OF SAN DIEGO PARK & RECREATION DEPT.



FIGURE

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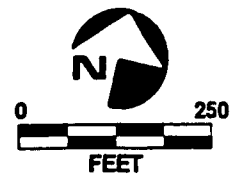
LEGEND

- BUFFER ZONES
- DRAINAGE OUTLETS

HABITAT ZONES

- OPEN WATER
- FRESHWATER MARSH
- RIPARIAN WOODLAND
- STAIRWAYS
- SEWER
- LIGHT RAIL TRANSIT
- SEDIMENT MONITORING TRANSECTS

NOTE: See Sheets 22982-1190-D through 22982-126-D of the grading plan for Phase II Marsh Pad precise delineation
 PREPARED BY OGDEN



DEVELOPMENT ADJACENT TO FSDRIP - PHASE IIB



CITY OF SAN DIEGO PARK & RECREATION DEPT.



- The Morgan Group, a Texas company, owns the property from Camino del Este west to “Park Villa” and north of Station Village Lane, part of “Rio Vista West” as described in the Specific Plan. The site has been developed with multi-family residences.
- The Mission Valley Light Rail Transit (MVLRT), a trolley line completed in 1997, runs the length of FSDRIP and crosses it in two places. Beginning at Highway 163, the track runs along the north side of FSDRIP on Hazard Center Drive. It then crosses the river corridor over Mission Center Road. The pilings needed for this crossing impacted some FSDRIP riparian vegetation on the south bank just east of Mission Center Road. The trolley then runs along the FSDRIP buffer zone. At Camino del Este, the trolley crosses the river again and continues along the north edge of the project to Qualcomm Way. Three trolley stations are planned for this segment, one at Hazard Center, one on the Park Valley Center property, and one on the Rio Vista project site.
- The North Mission Valley Interceptor Sewer (NMVIS) Phase Two connects to the existing sewer that runs through FSDRIP on the north bank under the sidewalk. Impacts from this project were expected to be minimal; although, future maintenance of NMVIS Phase I could cause habitat impacts at FSDRIP. The connection point between the two phases is on the north bank at the extreme west end of FSDRIP. The sewer runs from the connection point in the Caltrans right-of-way under Highway 163 to the west.

FUTURE DEVELOPMENT PROJECTS

Future FSDRIP Specific Plan development projects which may directly impact FSDRIP are:

- The CalMat property is located west of Qualcomm Way, east and south of the

Morgan Group property between Friars Road and the river corridor. It is planned for development as "Rio Vista West" in the Specific Plan and will include a mixed-use core, retail center, and three types of residences. Construction is expected to begin in 1999.