

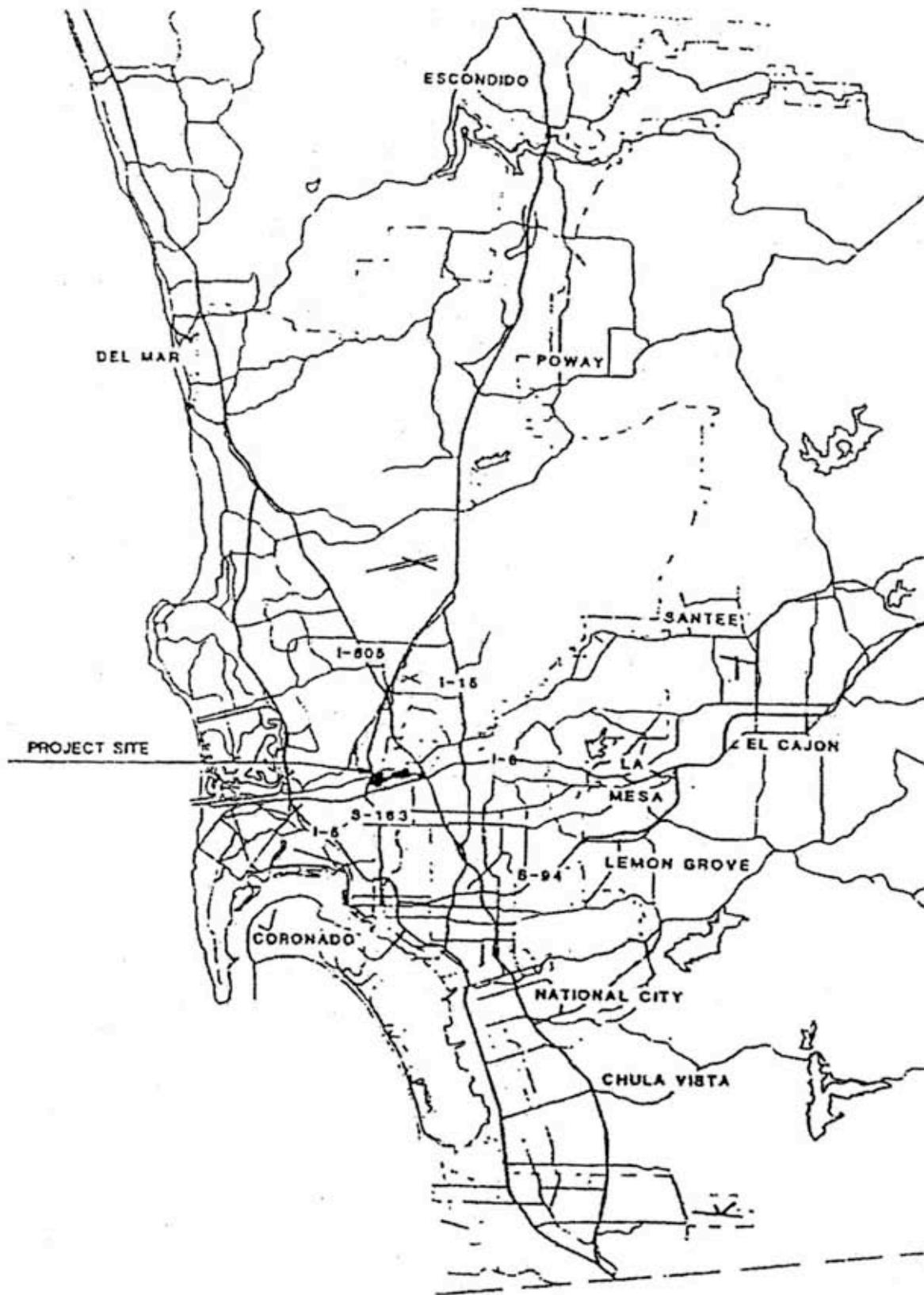
I. Introduction

A. BACKGROUND AND PURPOSE

The First San Diego River Improvement Project Specific Plan ("Specific Plan") area consists of approximately 261 acres in the City of San Diego generally located in Mission Valley. The project area is bounded by State Route 163 on the west, Camino de la Reina and Camino del Rio North in the south, and Friars Road on the north. The easterly boundary of the Specific Plan area is approximately 700 feet east of Interstate 805. A regional site location map is attached as Figure 1. The owners of the property proposed for private development within the Specific Plan area are MBM Associates, Mission Valley Partnership, Mission Valley I, Douglas Allred, Donald Sammis, CalMat Co., R.E. Hazard Contracting Company and Murray Properties ("Owners"). An ownership map and project map for the private development element of the plan are illustrated in Figure 2. Ownerships for the entire Specific Plan area are illustrated in Figure 50 of the Administrative Element.

In the 1970's, The City of San Diego began the process of applying the Floodway (FW) and Floodplain Fringe (FPF) zoning pursuant to the City Floodplain Management Program. In 1977, The City of San Diego adopted Ordinance 12191 whereby large portions of the Specific Plan area were designated as Floodway (FW) and Floodplain Fringe (FPF) Overlay Zones. The same ordinance provided that an alternative alignment of the Floodway Zone may become applicable and original zoning (zoning in existence prior to the application of the FW and FPF Overlay Zones) may be reapplied as shown on Zone Map C-523A, provided that certain conditions are met. These conditions include preparation of a Development Plan and an Environmental Impact Report. The Development Plan is to provide for the passage of floodwaters, satisfactory mitigation of adverse environmental impacts and landscaping. In addition, the Development Plan is to take into account public use of recreational trails, provide for the protection of public health and safety and provide for the protection of adjacent private property.

The California Government Code provides that planning agencies may prepare specific plans based on the general plan for the purpose of "... the systematic execution of the General Plan . . ." (Section 65450). The Government

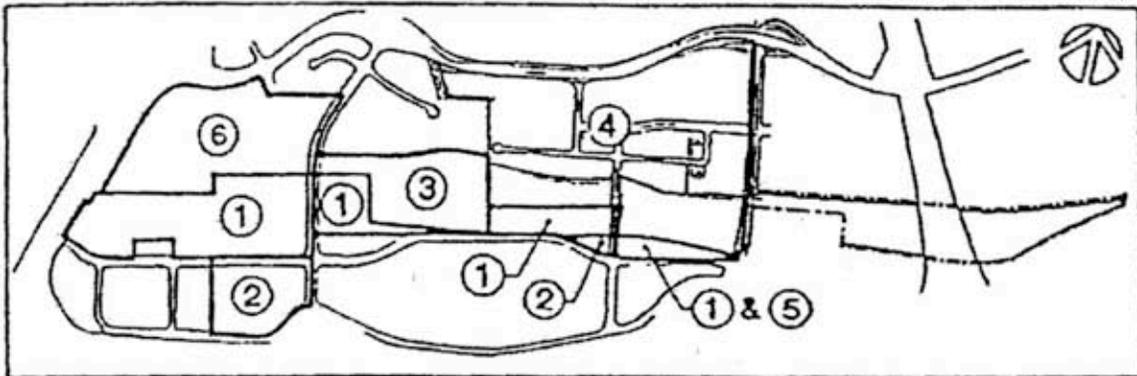


Regional Site Location Map
First San Diego River Improvement Project Specific Plan

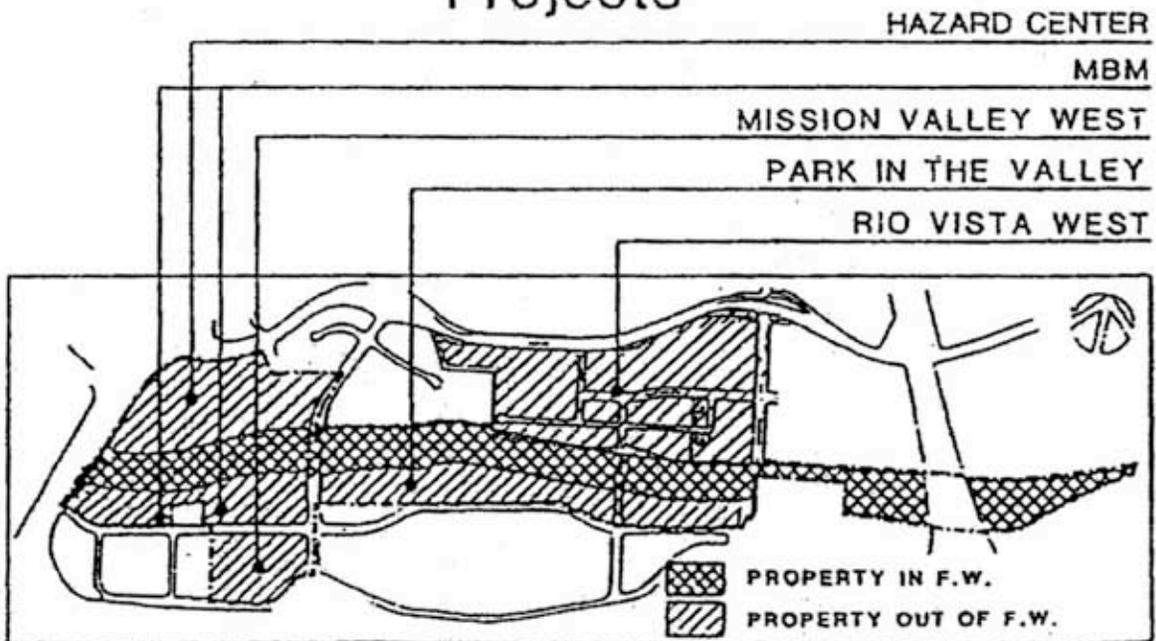
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FIGURE

Ownership of Private Development Element

- ① MBM ASSOCIATES
- ② MISSION VALLEY PARTNERSHIP
- ③ MISSION VALLEY I, ET AL
- ④ CALMAT CO.
- ⑤ SAMMIS & ALLRED
- ⑥ HAZARD CONTRACTING & MURRAY



Projects



Code requires that specific plans include " . . . all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan . . . " (Section 65451).

It is the purpose of the First San Diego River Improvement Project Development Agreement ("Development Agreement") and this Specific Plan to comply with the Government Code and the conditions of said ordinance, to have the Specific Plan adopted as the development plan referred to in said ordinance and to designate portions of the Specific Plan area to conform to land use designations shown in the Specific Plan. Copies of the ordinance, as amended (Ordinance No. 15662) and the associated Zone Map Drawing C-523A are attached as Appendix 1. The zoning regulations implemented by this Specific Plan are illustrated in Figure 3. Approximately 156.6 acres will be designated for uses permitted in the CA Zone and will be developed pursuant to the CA zoning regulations.

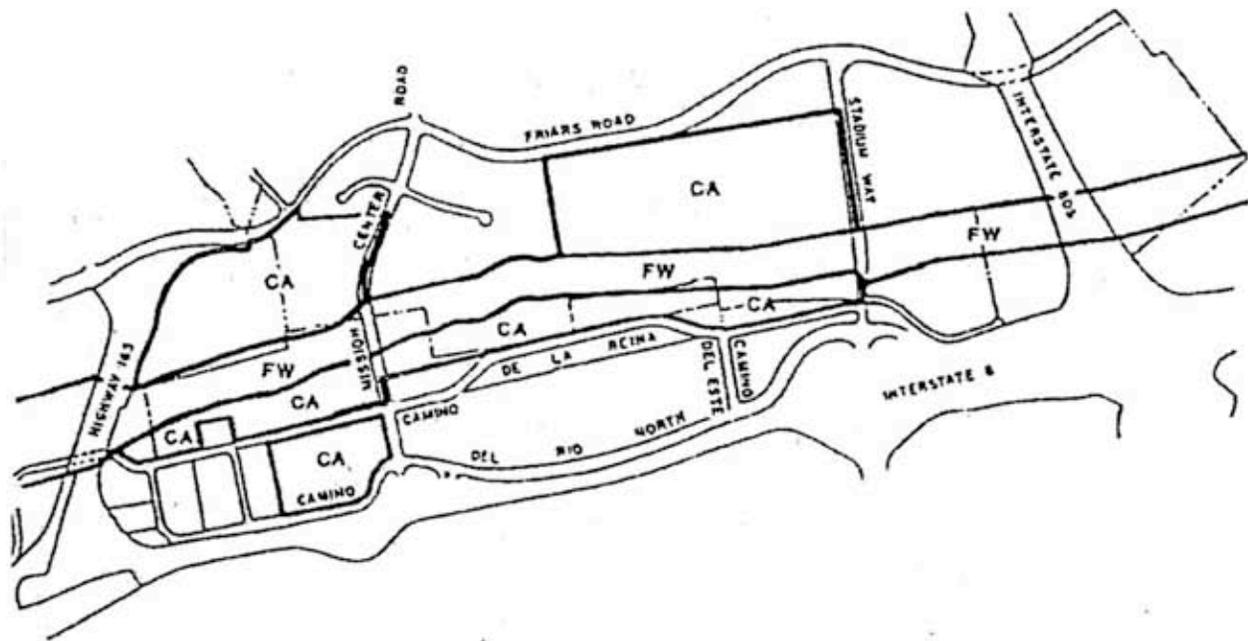
The purposes of this Specific Plan are to describe the development permitted under the Development Agreement and, as indicated above, meet the requirements of Ordinance No. 15662.

B. MARKET OBJECTIVES

The market objectives of the Specific Plan are to enhance Mission Valley as a regional commercial center within the City of San Diego by providing compatible commercial, visitor and recreational uses. Using the centralized location of the Specific Plan area and the San Diego River as a focal point, it is intended that the wide variety of mixed uses will attract not only current San Diego residents to Mission Valley but also visitors and companies from across the United States.

C. SPECIFIC PLAN SETTING

As indicated, the Specific Plan area consists of approximately 261 acres in Mission Valley. An aerial photograph is provided in Figure 4, which shows the Specific Plan area boundaries, the course of the proposed flood control channel and the overall conditions existing in Mission Valley. Interstate 805 is shown on the right, Interstate 8 at the bottom and State Route 163 on the left.



ZONING REGULATIONS SUBJECT TO CONDITIONS SET FORTH IN
 FIRST SAN DIEGO RIVER IMPROVEMENT PROJECT SPECIFIC PLAN.





 FLOOD CONTROL CHANNEL 1992
 FSDRIP BOUNDARY



Aerial Photograph of the First San Diego River Improvement Project

First San Diego River Improvement Project Specific Plan

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FIGURE

Land uses shown on the aerial photograph include intensive commercial development between the southern valley wall and Camino de la Reina; sand and gravel operations, commercial and high density residential developments are north of the river. Large areas of disturbed vacant land can be seen over much of the area. Portions of these vacant areas are presently undevelopable because of existing floodplain zoning regulations.

Whereas Mission Valley is primarily a business community with commercial and office uses, the Specific Plan area is generally undeveloped. The major land characteristics of the area are the floodplain of the San Diego River and the river itself, which bisects the Specific Plan area.

D. SPECIFIC PLAN DESCRIPTION

The Specific Plan entails three basic elements. The first, the focus of the Specific Plan, is the "River Improvement Element". This element consists of the improvements and benefits that will be provided within or immediately adjacent to the proposed FW Zone. These improvements include the realignment of the San Diego River to create a flood control channel between Interstate 805 and State Route 163. The floodway will alleviate flooding, open up more land for development, and biologically restore the San Diego River wetlands. This floodway will provide part of a permanent greenbelt in Mission Valley, linking the ocean to inland hillsides and the San Vicente and El Capitan dams.

Secondly, four major private developments are planned for the Specific Plan area adjacent to the new flood control channel. Collectively, the private developments are referred to as the "Private Improvement Element" while separately they are referred to as "Mission Valley West/MBM Development", "Hazard Center", "Park In The Valley", and "Rio Vista West" (see Figure 2). The private developments include residential, commercial-office, commercial-retail, and visitor-oriented commercial uses.

Additionally, The City of San Diego has developed a Land Guidance System which establishes policies and standards to direct development in a manner which reduces automobile dependency through the provision of alternative modes of transportation. This transit-oriented development scheme is regulated through transportation and land development policies summarized in the Transit-Oriented Development (TOD) Guidelines and the Progress Guide and General Plan. The TOD Guidelines encourage transportation and land development patterns that reduce reliance on the automobile by encouraging transit use, reducing vehicle trip-lengths and creating environments that are conducive to walking and

bicycling. Mission Valley has been identified as an area in the City where TOD's could logically develop due to good bus transit and planned light rail transit opportunities as well as accessibility to a well-defined circulation network. Therefore, in addition to residential, commercial-office, commercial-retail, and visitor-oriented commercial uses, mixed-use developments in support of The City of San Diego's TOD Guidance are encouraged.

Also included in the Specific Plan in the Public Facilities and Services Element is a description of the public improvements associated with the private developments. Finally, the Administrative Element provides for the processing, phasing and financing of the Specific Plan.

Environmental Impacts Reports (EIRs) for the Specific Plan as well as subsequent Amendments to the Specific Plan have been prepared and are hereby incorporated by reference. The environmental documents are on file with The City of San Diego Planning Department, Development and Environmental Planning section.

E. DEVELOPMENT ISSUES

Several development issues are associated with the proposed project.

The environmental issues include the physical environment surrounding the San Diego River with its potential for flooding and its biological resources. Wetland habitats associated with the river are limited in distribution and the riparian habitat is considered particularly valuable. The project could have an adverse impact on the biological resources and associated aesthetic and recreational amenities.

Traffic circulation and the intensity of development are also issues. The circulation system in Mission Valley is currently congested. Any further contribution to this congestion could have regional transportation impacts because Mission Valley serves as a regional transportation corridor and has limited access possibilities due to its topographic conditions.

The urban design features of the project could substantially affect the visual quality and character of Mission Valley. The high-rise nature and high intensity of the project could make the development highly visible and may set a precedent for other development along the San Diego River. The development of individual projects in a "superblock" type of arrangement can affect the cohesiveness of the total project due to lack of pedestrian interconnections. Urban design guidelines are therefore essential to ensure that the form

and arrangement of development is compatible with the valley's infrastructure and physical environment.

Another development issue is the present lack of public services and facilities within Mission Valley, partially due to the present commercial nature of the valley and present flooding conditions. No libraries, schools, fire stations, police stations, post offices or public parks are now located within the Mission Valley community. The provision of support facilities is addressed in the Public Facilities and Services section.