

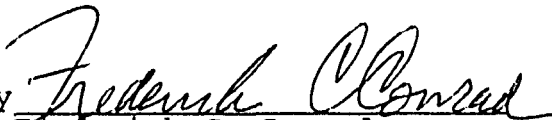
RESOLUTION No. R- 250334 (R- 80-1761)

Adopted on OCT 2 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. 78-08-10, 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
3/20/80
Or.Dept. Clerk
42-79-5

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**CONROCK CO.**

STADIUM WAY AT FRIARS ROAD / P.O. BOX 3092 / SAN DIEGO, CALIFORNIA 92103 / (714) 298-0551

May 4, 1979

City of San Diego
Environmental Quality Division
202 "C" Street, Fifth Floor
San Diego, California 92101

Subject: Candidate Findings for "Rio Vista Center,"
Environmental Impact Report No. 78-08-10

Gentlemen:

CONROCK CO. hereby submits the following findings that provide evidence of mitigation measures incorporated into the Rio Vista Center project that will reduce environmental impacts identified in the Draft EIR to an insignificant level. These findings will serve as written evidence for the public record.

TRAFFIC CIRCULATION

The EIR identifies two viable alternatives for providing necessary westbound Friars Road access from the proposed project site. Alternate I would result in the provision of a temporary traffic signal at the intersection of Friars Road and the proposed north-south internal street, Via del Rio. This signal would only be required if the Stadium Way/Friars Road interchange cannot be completed in time to accommodate the traffic generated by Rio Vista Center - Phase I. Although the Phase I office development traffic would not have a significant impact no matter which alternate were chosen, the EIR concludes that provision of the temporary Friars Road traffic signal would interfere to some degree with through traffic flow. Full development of Rio Vista Center could result in the proposed Alternate I Friars Road traffic signal exceeding Level of Service C capacity unless the Stadium Way/Friars Road interchange were completed before full occupancy. Alternate II provides for the completion of the Stadium Way/Friars Road interchange with no new Friars Road traffic signal, temporary or otherwise. Proposed Alternate II would result in significant improvements in traffic circulation in this part of Mission Valley.

If implementation of Alternate I becomes necessary due to circumstances beyond the control of CONROCK CO., a temporary traffic signal will be placed at the intersection of Friars Road and Via del Rio. It will be interconnected with the existing traffic signal at the mobile home park just east of the I-805 viaduct. Upon completion of the Stadium Way/Friars Road interchange, the proposed traffic signal would be removed. As soon as Alternate II can be implemented, CONROCK CO. will complete the Stadium Way/Friars Road interchange to provide full directional access.

01021

R-250334



City of San Diego EQD
78-12-43
May 4, 1979
Page Two

The EIR concludes that either alternate would have an adverse, but non-significant impact on Stadium Way traffic. Mitigating measures will include the provision of dual side-by-side left turn lanes at the Rio Vista/Stadium Way intersection both for traffic leaving the Rio Vista site and for southbound traffic turning onto Rio Vista. Eastbound Friars Road (south side) adjacent to the Rio Vista Center site will be widened 12 feet to provide for an additional eastbound lane of travel. "Free" right turns in and out of Via del Rio onto and from Friars Road will also be provided.

ENERGY AND WATER CONSERVATION

While the development and operation of Rio Vista Center will consume additional energy and water resources, potentially significant and excessive consumption has been avoided by incorporation into project design of the following specific conservation measures: solar water heating in the swimming pool and possibly for some additional uses; natural ventilation; florescent lighting; an automatic sprinkler system with a soil moisture override; and the use of many non-native landscaping species with low water requirements.

AIR QUALITY

An incremental contribution of Rio Vista Center to the regional air pollution burden is identified by the EIR as being cumulatively significant, but beyond the control of CONROCK CO. to mitigate fully. Partial mitigation of the impact is achievable through such measures as employer-sponsored vanpools, carpools and public transportation. CONROCK will make an attempt to incorporate the usage of carpools or vanpools if the actual development is carried out by CONROCK CO., however, if portions of the proposed project are leased or sold to others to develop, implementation of this mitigating measure would be up to them.

COORDINATION WITH EXISTING AND PROPOSED LAND USE PLANS

The EIR concludes that the project as proposed is in accord with the type of land use designated by the draft Mission Valley Community Plan and, further, that it successfully interfaces with the San Diego River Flood Channel Development Plan presently being developed by adjacent Mission Valley property owners. Since CONROCK is one of the active participants in this endeavor, the proposed Rio Vista Center project has been considered throughout the development of this alternate floodway plan, and vice versa.



City of San Diego EQD
78-12-43
May 4, 1979
Page Three

VISUAL QUALITY AND ORIENTATION TO THE SAN DIEGO RIVER

The EIR concludes that the proposed project should effectively orient all buildings on the south side of the planned Rio Vista roadway towards the San Diego River. Consequently, the two story office buildings will be sited very near the river bank. The intent is to afford the people working there an uninhibited view of the natural appearing river and its wildlife from within the buildings. The proposed Floodway Development Plan provides easy access to people throughout most of the reach between SR 163 and Stadium Way. In contrast, the reach between Stadium Way and I-805 has been set aside primarily for use as wildlife habitat with minimal human intrusion and featuring large areas of open water, fresh water marshes and riparian vegetation. Thus, the proposed sitings of the office buildings minimize this intrusion. The further back these office buildings are moved from the bank, the more the view of the wilderness area from the first floors of these buildings would be blocked by the riverbank, and the more the resulting strip of land between the buildings and the riverfront would invite human activities disruptive to the wildlife theme.

In order to minimize any visual interference by vehicles occupying the parking spaces to be located between the proposed hotel and the river bank, either a small, undulating berm could be placed along the top of the bank or the final grading of this portion of the site could provide a similar effect. In other words, the proposed parking area could be depressed somewhat from the pad elevation of the hotel and the edge of the riverfront to provide an uncluttered visual relationship between the river and the hotel portion of the project. In addition, placement of landscaping materials along the river bank will further reduce the possibility of this undesirable visual interference.

Very truly yours

CONROCK CO.
SAN DIEGO DIVISION

A handwritten signature in cursive script that reads "William R. Walker".

William R. Walker
Properties Manager

WRC:mc

Passed and adopted by the Council of The City of San Diego on OCT 2 1979,
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Helen Blorham, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 250334 Adopted OCT 2 1979