

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018041028

Project Title: Riverwalk

Lead Agency: City of San Diego Contact Person: Elizabeth Shearer-Nguyen
Mailing Address: 1222 First Avenue, MS 501 Phone: (619) 446-5369
City: San Diego, CA Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: City of San Diego/Mission Valley

Cross Streets: Hotel Circle North / Fashion Valley Road/Friars Road Zip Code: 92108
Lat. / Long.: 32.763859, -117.179288 Total Acres: approx. 195 acres
Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base _____
Within 2 Miles: State Hwy #: I-8/I-5/SR-163/I-805/I-15 Waterways: San Diego River
Airports: Montgomery Field/SDIA Railways: San Diego Trolley Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR NOI and EIS
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI **MAY 15 2020**

Local Action Type:

STATE CLEARINGHOUSE

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Levi-Cushman Specific Plan Rescission, Community Plan Amendment, Vesting Tentative Map, Public Right of Way and Utility Easement Vacations, Site Development Permit, Conditional Use Permit, Easement Vacations, Park General Development Permit, Financing District Formation, Public Improvement Agreements, Development Agreement

Development Type:

Residential: Units 4,300 Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 152,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: 1,000,000 sq ft of office and non-retail commercial

use, and 97 acres of parks, open space, and trails

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources, GHG</u>			

Present Land Use/Zoning/General Plan Designation: See attached Public Notice / Project Description

Project Description: (please use a separate page if necessary) See attached Public Notice / Project Description

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 15, 2020 Ending Date June 29, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	_____
Phone: _____	

Signature of Lead Agency Representative:  Date: May 14, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 15, 2020

NOTICE OF AVAILABILITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007552

The City of San Diego Development Services Department, as Lead Agency, has prepared a draft Environmental Impact Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report has been placed on the City of San Diego California Environmental Quality Act (CEQA) website at <https://www.sandiego.gov/ceqa/draft>.

Written comments on the environmental document must be received by June 29, 2020, to be included in the final document considered by the decision-making authorities. Comments can be submitted to either the following address, **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 1st Avenue, MS 501, San Diego, CA 92101**, or via e-mail to DSDEAS@sandiego.gov. Please ensure to include the project name and number in the subject line.

General Project Information:

- Project Name: **Riverwalk**
- Project No. 581984 / SCH No. 2018041028
- Community Plan Area: Mission Valley
- Council District: 7

Project Description: A request for the RESCISSION OF THE LEVI-CUSHMAN SPECIFIC PLAN, MISSION VALLEY COMMUNITY PLAN AMENDMENT, GENERAL PLAN AMENDMENT, LAND DEVELOPMENT CODE AMENDMENT to remove the Community Plan Implementation Overlay Zone (CPIOZ) from the site, ADOPTION of the RIVERWALK SPECIFIC PLAN, REZONE from OP-1-1 to CC-3-9 and CC-3-9 to OP-1-1, VESTING TENTATIVE MAP, various PUBLIC RIGHT-OF-WAY EASEMENT VACATIONS, PARK GENERAL DEVELOPMENT PLAN, FINANCING DISTRICT FORMATION, PUBLIC IMPROVEMENT AGREEMENTS, DEVELOPMENT AGREEMENT, SITE DEVELOPMENT PERMIT, and a CONDITIONAL USE PERMIT (CUP) to amend CUP No. 94-0563 to adopt the Riverwalk Specific Plan to establish goals, policies, development standards and architectural guidelines for a transit-oriented development (TOD) with a range of land uses, comprised of four districts. Land uses within the Specific Plan would include parks and open space, multi-family residential, commercial retail, and office and non-retail commercial. Buildout of Riverwalk Specific Plan would provide approximately 97 acres of parks, open space, and trails; 4,300 residential units; 152,000 square feet of commercial retail space; and 1,000,000 square feet of office and non-retail commercial use. The Riverwalk Specific Plan area is divided into four planning districts: North District, Central District, South District, and Park District. The approximate 195-acre 27-hole Riverwalk Golf Course is located at 1150 Fashion Valley Road. The General Plan designates the project site as Commercial Employment, Retail, and Services, in the northeastern and central portions of the site; Multiple Use, in the northern and southern portions of the site; Residential, in the western portion of the site; and Park, Open Space, and Recreation, in the central portion of the site. The Mission Valley Community Plan designates the project site as Residential (High Density) in the northeastern and northwestern portions of the site; Office and Visitor Commercial in the northcentral, northeastern, and southeastern portions of the site; and Potential Park/Open Space in the central portion of the site. The Levi-

Cushman Specific Plan identifies the project site for a mix of residential, retail, office, hotel, and recreational uses. Zoning on the site are CC-3-9 (Commercial—Community) in the central, northeastern, and southeastern portions of the site; RM-4-10 (Residential—Multiple Unit) in the northwestern and northeastern portions of the site; OP-1-1 (Open Space—Park) in the central portion of the site, and OC-1-1 (Open Space – Conservation) in the central portion of the site. Additionally, the site is located within a Community Plan Implementation Overlay Zone (CPIOZ-A), the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area (AIA) for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2), the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field, Transit Area Overlay Zone, and Transit Priority Area. (Parcel 1: APN: 437-240-03, 437-240-26, 437-240-27; Parcel 2: 437-240-28, 437-240-29; Parcel 3: 436-611-06, 436-611-29, 436-611-30, 436-650-14). ***The site is not included on any Government Code listing of hazardous waste sites.***

Applicant: SD Riverwalk LLC

Recommended Finding: The draft Environmental Impact Report analyzed the following environmental issue area(s) in detail: **Land Use, Transportation/Circulation, Visual Effects/Neighborhood Character, Biological Resources, Air Quality, Historical Resources, Energy, Noise, Greenhouse Gas Emissions, Tribal Cultural Resources, Geologic Conditions, Hydrology, Public Utilities, Water Quality, Public Services and Facilities, and Health and Safety.**

Availability in Alternative Format: To request this Notice, the draft Environmental Impact Report, and/or supporting documents in alternative format call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. **For information regarding public meetings/hearings on this project, contact the Project Manager, Jeffrey A. Peterson, at (619) 446-5237.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 15, 2020.

Gary Geiler
Deputy Director
Development Services Department