

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018041028

Project Title: Riverwalk

Lead Agency: City of San Diego

Contact Name: E. Shearer-Nguyen

Email: EShearer@sandiego.gov Phone Number: (619) 446-5369

Project Location: San Diego San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached Notice of Availability (NOA)

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality / Significant unmitigated: no feasible mitigation
Biological Resources / Significant but mitigated: revegetation/creation/enhancement of riparian vegetation
Noise / Significant but mitigated: Construction: appropriate noise barriers / Operational: noise report to identify appropriate design consideration and placement of equipment
Historical Resources (archaeology) / Significant but mitigated: monitoring during ground disturbing activities
Tribal Cultural Resources / Significant but mitigated: ADRP and monitoring during ground disturbing activities

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues of controversy raised in response to the NOP prepared and circulated for the Draft EIR focus on biological resources, tribal cultural resources, hydrology/drainage, land use and transportation/circulation. These concerns have been identified as areas of known controversy and are analyzed in Chapter 5.0, Environmental Analysis, of the EIR.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Regional Water Quality Control Board
California Department of Transportation
California Public Utilities Commission
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
Federal Emergency Management Agency



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