



THE CITY OF SAN DIEGO

Date of Notice: April 6, 2018

PUBLIC NOTICE OF THE PREPARATION OF A ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007522

PUBLIC NOTICE: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a project EIR and Scoping Meeting was publicly noticed and distributed on April 6, 2018. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Public Notice was also distributed to the Central Library as well as the Mission Valley Branch Library.

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego's Development Services Department on **April 24, 2018, beginning at 6:00 PM and running no later than 8:00 PM at the Mission Valley Branch Library, located at 2123 Fenton Parkway, San Diego, CA 92108. Please note that depending on the number of attendees, the meeting could end earlier than 7:30 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

Written comments may be sent to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or submitted via e-mail to DSDEAS@sandiego.gov with the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

GENERAL PROJECT INFORMATION:

- **PROJECT NAME / NUMBER: RIVERWALK / 581984**
- **COMMUNITY AREA:** Mission Valley
- **COUNCIL DISTRICT:** 7

DESCRIPTION: A request for a General Plan Amendment, Community Plan, Community Plan Amendment to Mission Valley Community Plan, Specific Plan Amendment to the Levi-Cushman Specific Plan, Vesting Tentative Map, Development Agreement, Master Planned Development Permit, Site Development Permit, Conditional Use Permit amendment, and various Street and Public Easement Vacations to redevelop the existing Riverwalk Golf Course. Proposed redevelopment would consist of the construction of approximately 4,300 multi-family residential dwelling-units; approximately 140,000 square feet of neighborhood retail space; approximately 1,000,000 square

feet of office; approximately 22 acres of population-based parks; approximately 60 acres of park, open space, and trails; and a new Green Line Trolley stop within the development. The approximate 195-acre 27-hole Riverwalk Golf Course is located at 1150 Fashion Valley Road. The General Plan designates the project site as Multi-Use; Commercial Employment, Retail, and Services; and, Parks, Open Space, and Recreation. The site is designated Open Space and Multi-Use and zoned OF-1-1 and Mission Valley Planned District (MVPD)-MV-M/SP in the Mission Valley Community Plan; whereas the Levi-Cushman Specific Plan identifies the site for a mix of residential, retail, office, hotel, and recreational use. Additionally, the site is within 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. (APN: 437-240-03, 437-240-26, 437-240-27, 437-240-28, 437-240-29, 436-611-06, 436-611-29, 436-611-30, 436-650-14, 436-650-09, 436-610-32 (436-610-64 – Offsite), 436-610-10 (436-610-29-offsite) , 436-610-13,) **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: San Diego Riverwalk, LLC

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Transportation/Circulation, Air Quality and Odor, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Hydrology, Historical Resources, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effects/Neighborhood Character, Water Quality, and Cumulative Effects.

AVAILABILITY IN ALTERNATIVE FORMAT: To request the this Notice or the City's Scoping Letter to the applicant detailing the required scope of work in alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, contact Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, William Zounes at (619) 687-5942.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 6, 2018.

DISTRIBUTION: See Attached

ATTACHMENTS: Figure 1: Regional Map
Figure 2: Vicinity Map
Figure 3: Site Plan
Scoping Letter