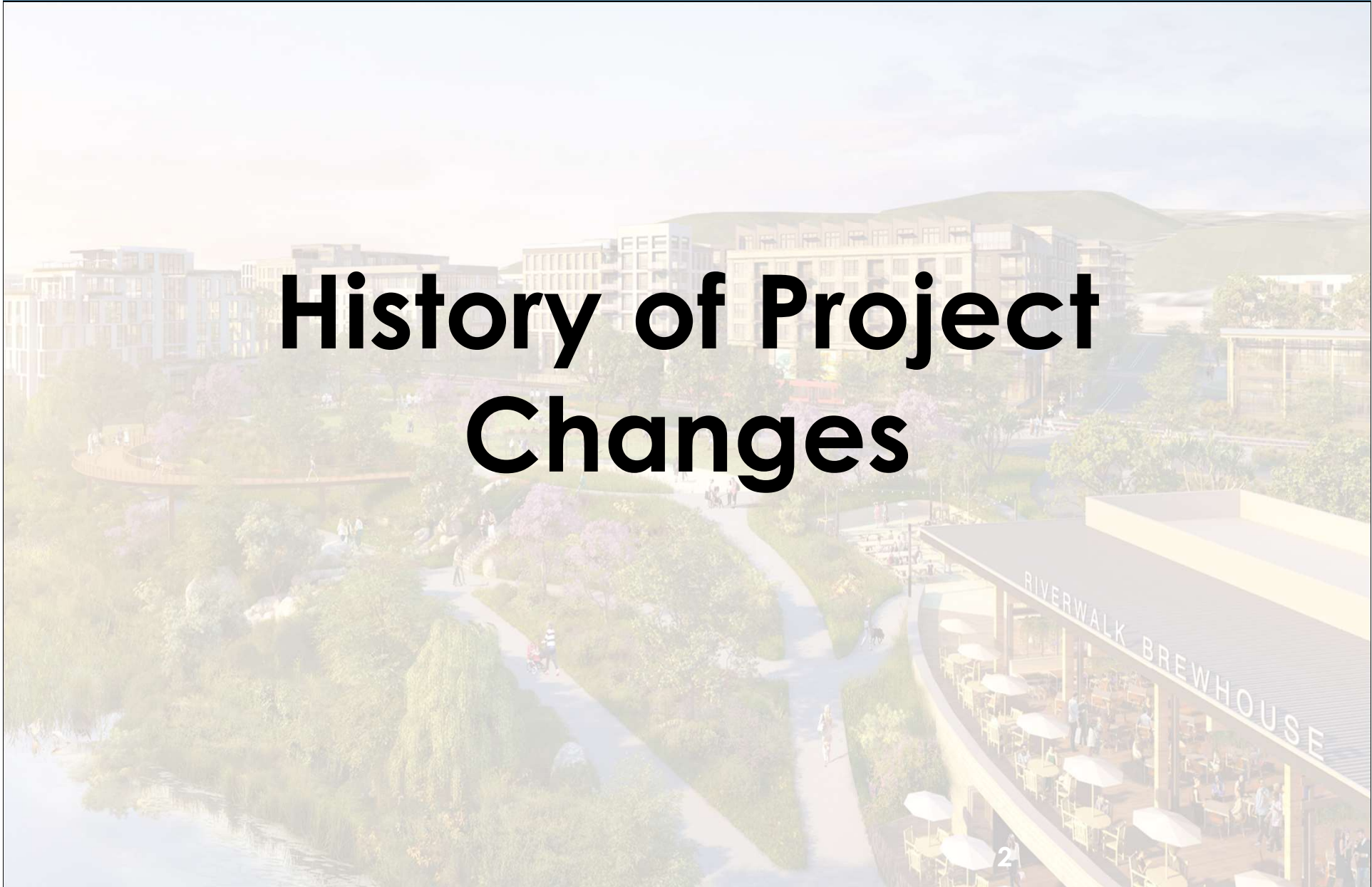




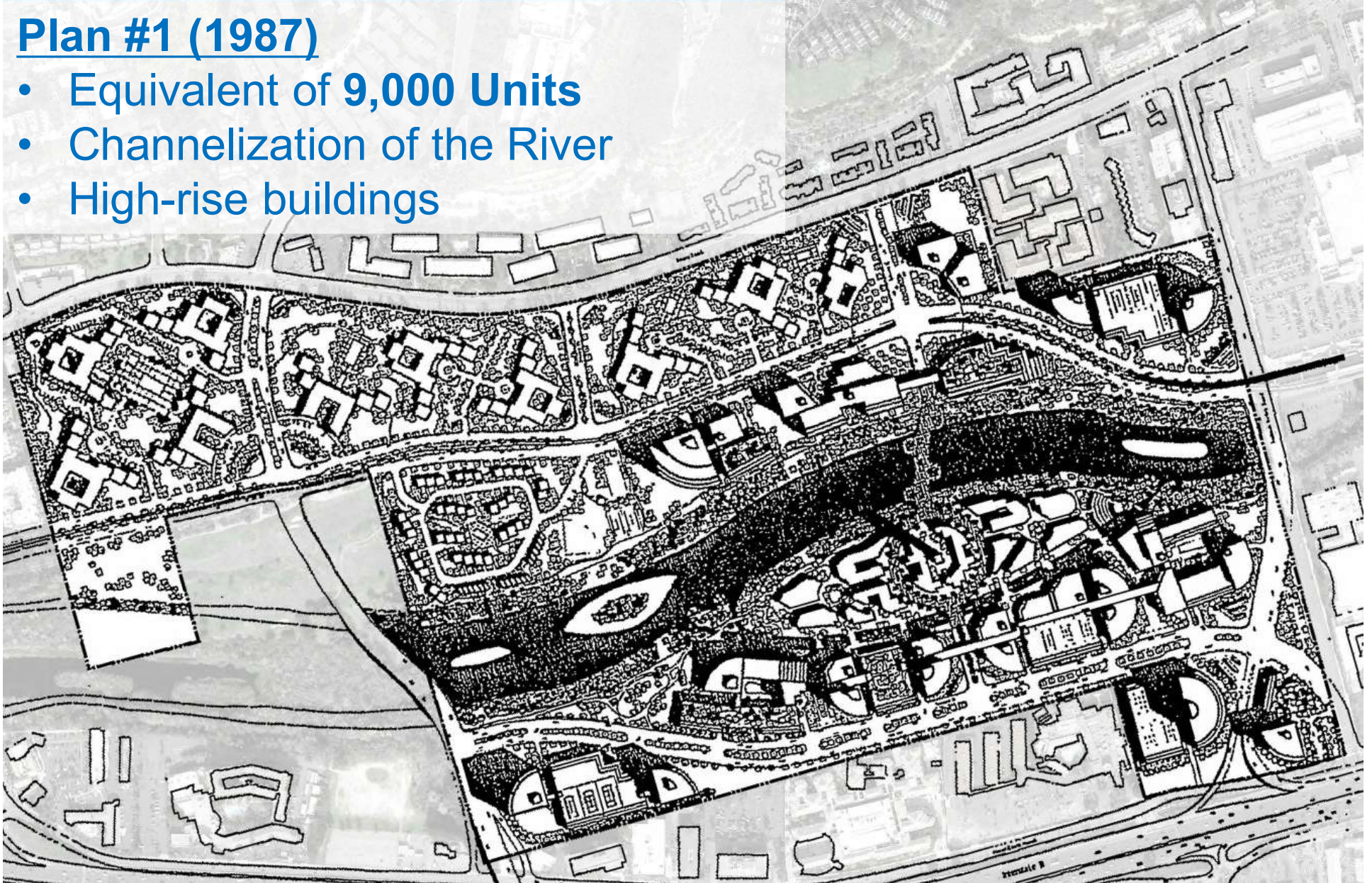
DEIR Pre-Release
Informational Meeting
May 13, 2020

History of Project Changes

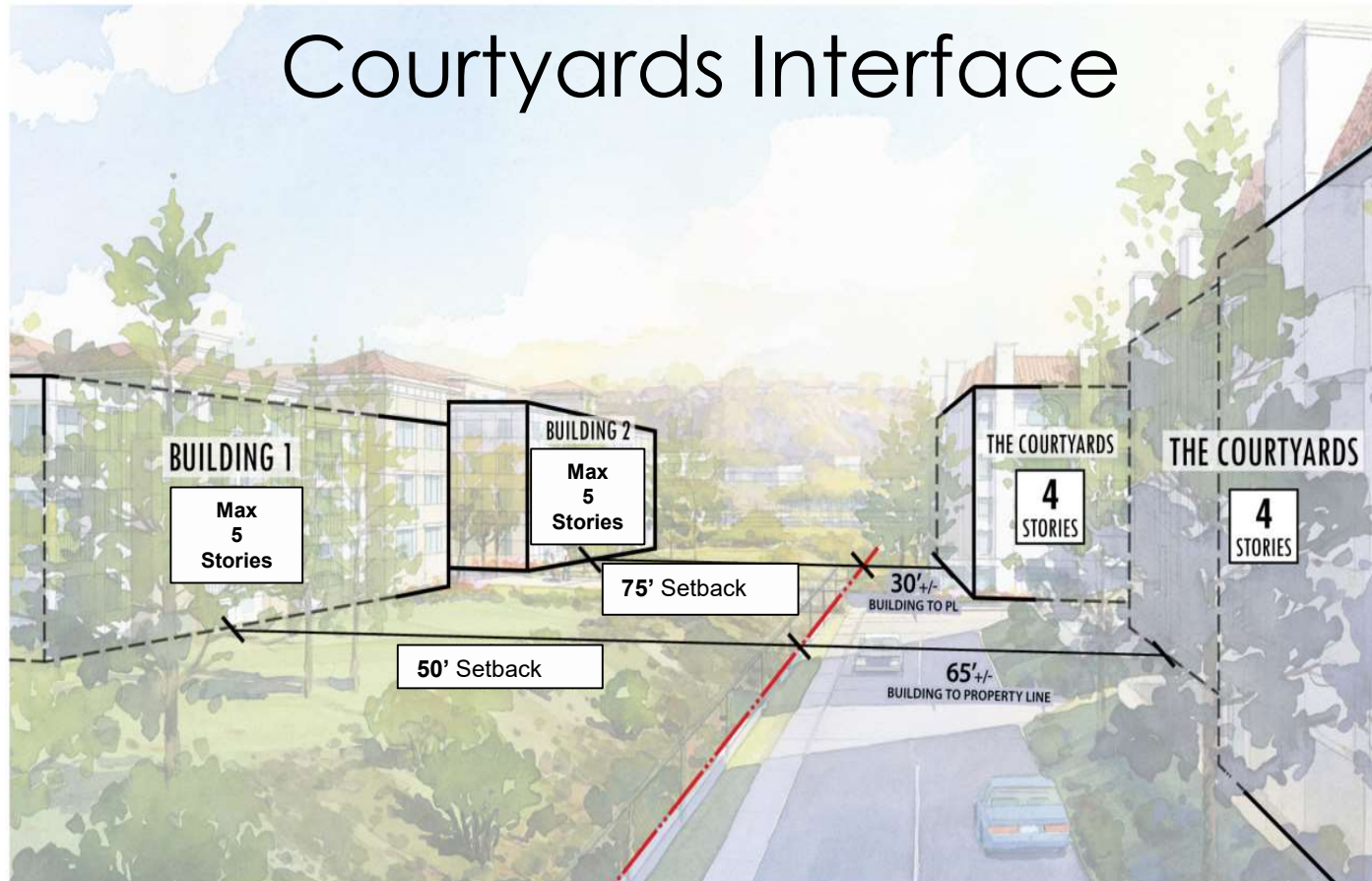


Plan #1 (1987)

- Equivalent of **9,000 Units**
- Channelization of the River
- High-rise buildings

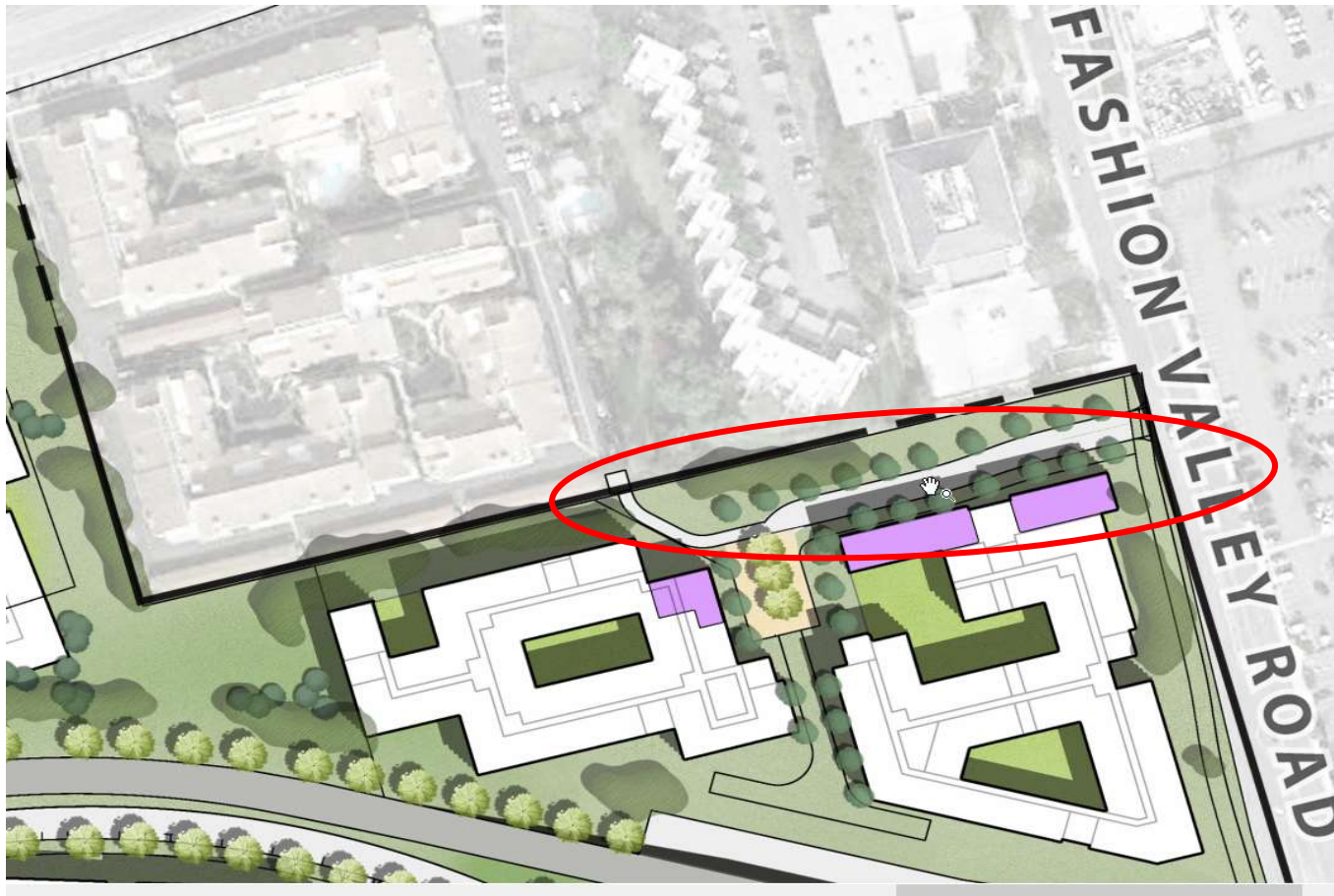


Courtyards Interface



- Capped building heights at 5 stories
- Removed pedestrian connection
- Added stoplight at Goshen

Mission Greens Vehicle Exit



- Capped building height at 5 stories
- Added additional setbacks

Plan


Residential Equivalent

Levi-Cushman Plan
(Current Zoning)

9,018 Units

Riverwalk Plan

4,300 Units



**Density
down by
52%**

What is CEQA

California Environmental Quality Act

- **Disclose** to the public the significant environmental effects of a proposed discretionary project, through the preparation of an Environmental Impact Report (EIR).
- **Prevent** or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring.
- **Enhance** public participation in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process.
- **Improve** interagency coordination through early consultations, scoping meetings, notices of preparation, and State Clearinghouse review.



What is an EIR

- Environmental Impact Report – “the heart of CEQA”
- Analyze and inform the public of a project’s environmental impacts
- Propose mitigations to alleviate impacts
- Identify alternatives that avoid or reduce impacts



EIR Areas of Analysis

1. Land Use
2. Transportation & Circulation
3. Visual Effects & Neighborhood Character
4. Biological Resources
5. Air Quality
6. Historical Resources
7. Energy
8. Noise
9. Greenhouse Gas Emissions
10. Tribal Cultural Resources
11. Geologic Conditions
12. Hydrology
13. Public Utilities
14. Water Quality
15. Public Services & Facilities
16. Health and Safety

Less than Significant Impacts

1. Land Use
2. Transportation & Circulation
3. Visual Effects & Neighborhood Character
4. Biological Resources
5. Air Quality
6. Historical Resources
7. Energy
8. Noise
9. Greenhouse Gas Emissions
10. Tribal Cultural Resources
11. Geologic Conditions
12. Hydrology
13. Public Utilities
14. Water Quality
15. Public Services & Facilities
16. Health and Safety

Less than Significant Impacts with Mitigation

1. Land Use
2. Transportation & Circulation
3. Visual Effects & Neighborhood Character
4. Biological Resources
5. Air Quality
6. Historical Resources
7. Energy
8. Noise
9. Greenhouse Gas Emissions
10. Tribal Cultural Resources
11. Geologic Conditions
12. Hydrology
13. Public Utilities
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15. Public Services & Facilities
16. Health and Safety

Air Quality – Operational (Cumulative)

The only significant unmitigated impact associated with the project. It is the result of future residents' vehicle emissions.

Project is implementing traffic reducing features:

- **Construction of a new transit stop**
- **Construction of bike & pedestrian facilities**
- **Transit passes**
- **Shuttle service**

We have also identified project alternatives that eliminate this impact.

No significant impacts

Traffic analyzed using Vehicle Miles Travelled (VMT)

By law every project approved after July 1, 2020 must use VMT. Law states, if a project results in VMT that is at least 15% below the 'Regional Baseline', the project is determined to have no significant transportation impact.

**TABLE 6-1
PROJECT VMT FINDINGS**

| Scenario | Regional Baseline (miles) | Significance Threshold (85% of Regional Baseline (miles)) | Riverwalk Project VMT (miles) | Transportation Impact? (Over Threshold) |
|-------------------------|---------------------------|---|-------------------------------|---|
| Resident VMT per capita | 17.6 | 14.96 | 9.9 - 44% | No |
| VMT per employee | 25.9 | 22.01 | 19.57 - 25% | No |

No significant impacts

Buildings north of Trolley tracks capped at 7 stories

Those adjacent to Mission Greens & Courtyards capped at 5 stories

Additional setbacks required for buildings along these shared edges



No significant impacts

Meeting or exceeding our 'no-rise' requirement

After construction, as-built elevations are verified to ensure 'no-rise'

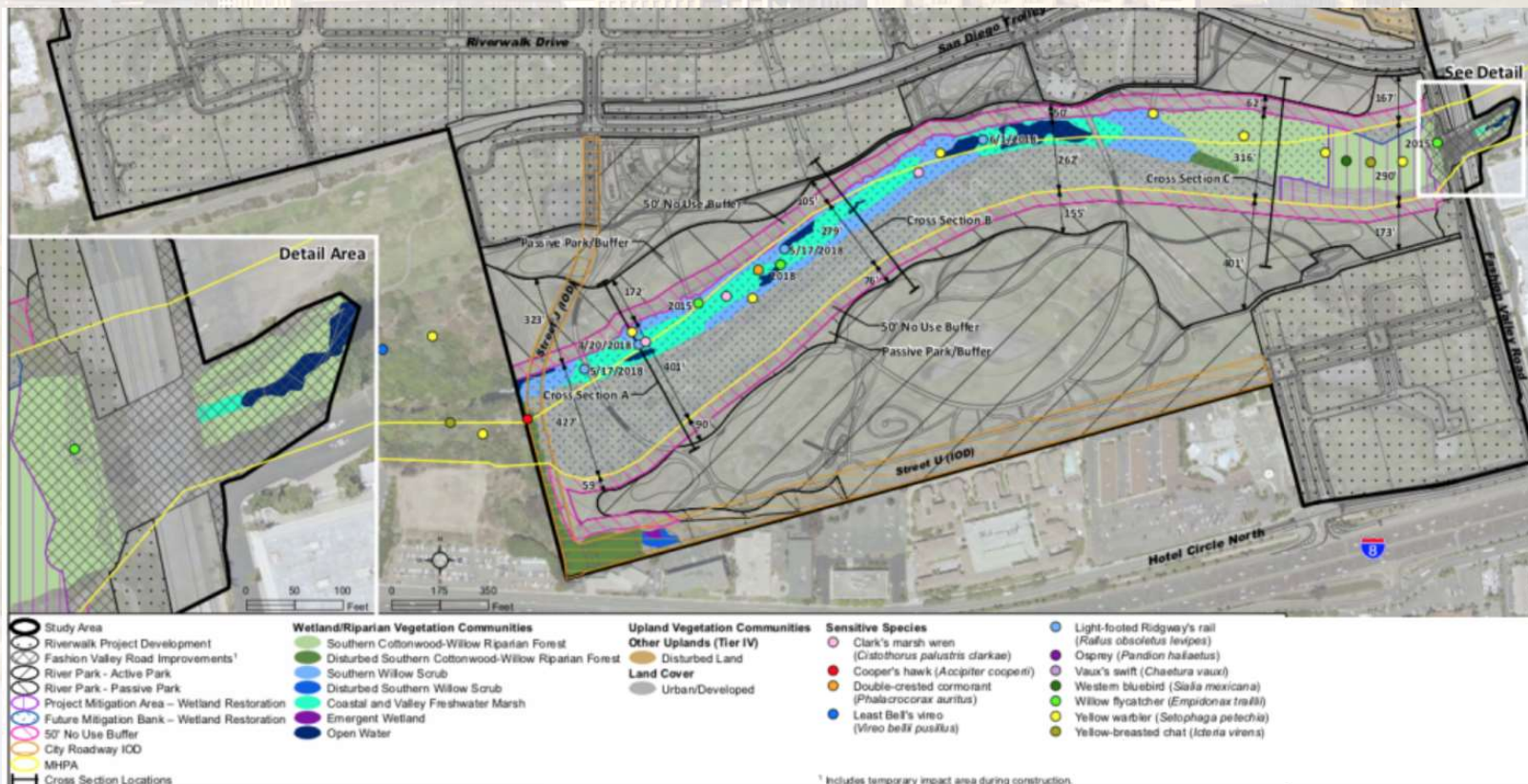
Studies show decrease in water levels around the project



Significant Impacts to Jurisdictional Waters & Indirect Impacts to Sensitive Wildlife Species – Fully Mitigated

Impacts to wetlands due to Fashion Valley Road Improvements

Indirect construction & operational noise impacts



Potential Significant Impacts to Tribal Cultural Resources – Fully Mitigated

Per AB52, City consulted with Kumeyaay representatives regarding cultural sites

Mitigation Measures:

- We will monitor all digging on site for tribal cultural resources
 - Any significant artifacts that are found will be handled in coordination with tribes
- Providing a River Park plant palette that includes historically significant plants
- Identification signs along the River Trail to identify plants and their historical use
- The South District will include Kumeyaay street names



As required by CEQA, Riverwalk's EIR analyzes cumulative impacts whenever these impacts have the potential to combine with related impacts from other projects.

Our cumulative impacts analysis includes the recently adopted Mission Valley Community Plan and the Morena Corridor Specific Plan.

- Land Use
- Transportation & Circulation
- Visual Effects & Neighborhood Character
- Biological Resources
- Air Quality (Operational)
- Historical Resources
- Energy
- Noise
- Greenhouse Gas Emissions
- Tribal Cultural Resources
- Geologic Conditions
- Hydrology
- Public Utilities
- Water Quality
- Public Services & Facilities
- Health and Safety

- 1) No Project, No Build
- 2) Considered but Rejected: Existing Levi-Cushman Plan, No Fashion Valley Road Improvements
- 3) Reduced Development Intensity - Operational Air Quality Impact Avoidance

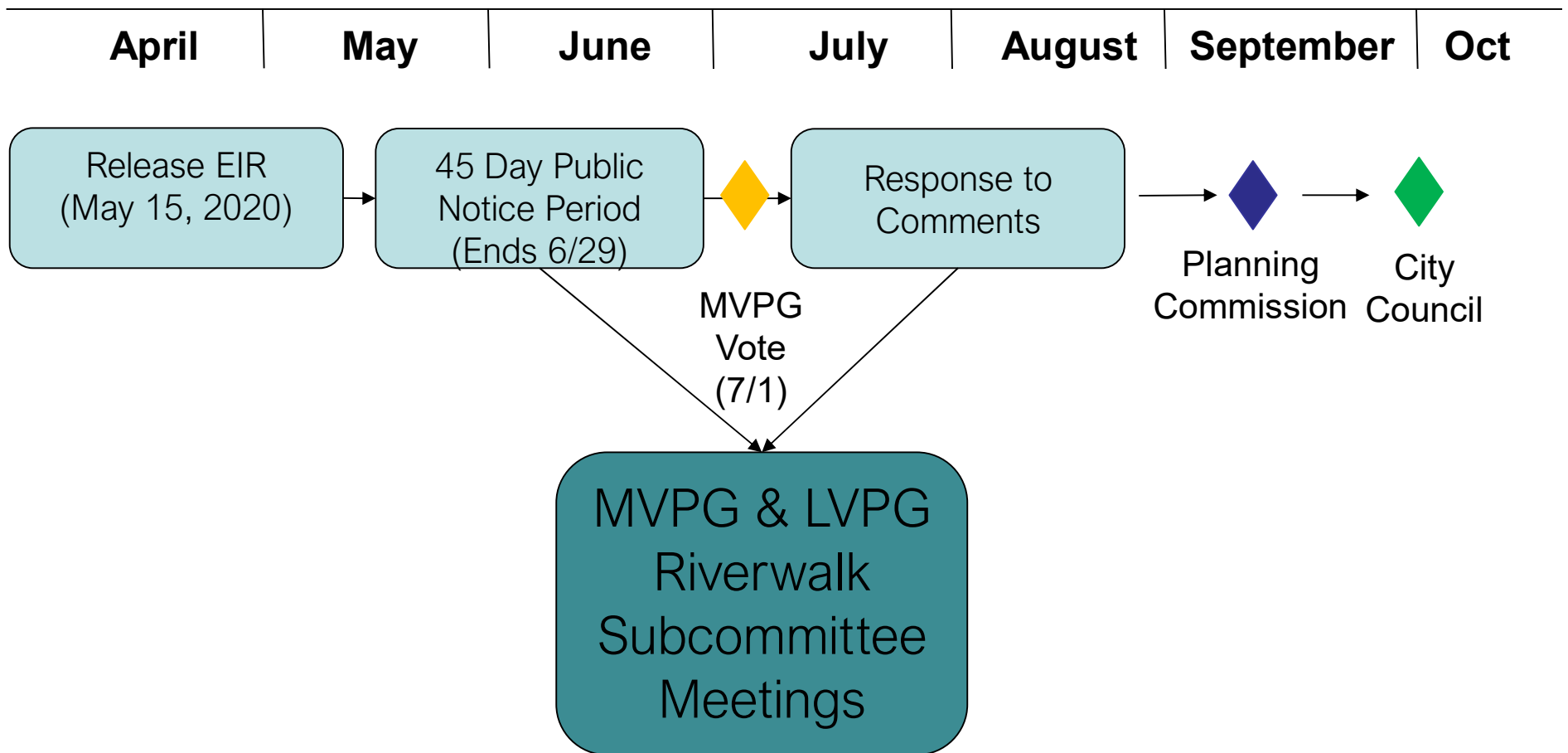
| Land Use | Proposed Project | Alternative |
|------------------------------|------------------------|---------------------|
| Residential | 4,300 units | 2,275 units |
| Retail | 152,000 square feet | 106,000 square feet |
| Office | 1,000,000 square feet | 700,000 square feet |
| Park, Open Space, and Trails | Approximately 97 acres | No Change |

- 4) Reduced Development Intensity – Operational Air Quality Impact Avoidance and Minimized Historical/Tribal Cultural Resources Impacts

| Land Use | Proposed Project | Alternative |
|------------------------------|------------------------|-------------------------|
| Residential | 4,300 units | 2,200 units |
| Retail Space | 152,000 square feet | 40,000 square feet |
| Office | 1,000,000 square feet | 900,000 square feet |
| Park, Open Space, and Trails | Approximately 97 acres | Approximately 114 acres |

What Happens Next?

DEIR Public Release Date: May 15, 2020



Where to Find the EIR Document

(Beginning 5/15)

<https://www.sandiego.gov/ceqa/draft>

How to Provide Comments

(Comment Period Ends 6/29)

Via Email: DSDEAS@sandiego.gov

Written: E. Shearer-Nguyen, Environmental Planner
City of San Diego
Development Services
1222 1st Avenue, MS 501
San Diego, CA 92101
Re: Riverwalk Project No. 581984