

PUBLIC NOTICE OF THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
AND SCOPING MEETING  
APRIL 24, 2018, 6:00 PM  
Mission Valley Branch Library

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**Liz Shearer-Nguyen** - Good Evening, thank you for attending and welcome to the scoping meeting for the Environmental Impact Report (EIR) for the Riverwalk project.

I am /Elizabeth Shearer-Nguyen, and I am with the City of San Diego's Development Services Department. This meeting is referred to as a scoping meeting and the purpose is to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project, Riverwalk. The information gathered tonight will be used to guide the scope and content of the Environmental Impact Report. We are not here to respond to questions about the project, but to gather input from the public.

Comments may be provided verbally or in writing. In order to facilitate written comments, there are comment forms provided. Please include your name and address in any written comments. Additionally, comments can be emailed to the address indicated in the scoping meeting notice. As previously mentioned, this meeting has been scheduled to gather public input prior to preparing the project's environmental document.

The environmental review staff is required by the California Environmental Quality Act, as well as the City's Municipal Code, to provide the public and the decision-makers with independently prepared environmental documents, which disclose impacts to the physical environment.

Environmental documents are prepared in accordance with California Environmental Quality Act (CEQA). CEQA requires analysis of a proposed project's environmental impacts in order to identify ways that those impacts can be avoided or significantly reduced.

The environmental document itself does not recommend approval or denial of the project. But rather this information is utilized by the City's decision-makers as part of the deliberating process in approving or denying a project.

A few comments about how the meeting will be conducted. First a brief description of the project provided by the applicant will take place, and then I will open the meeting to public comment. The meeting is designed to get as much public input as possible on areas that need to be addressed in the EIR in the time allocated for this meeting.

Your verbal comments will be recorded; therefore, each speaker is asked to introduce themselves and complete their comments within the one to three minutes allotted. Please refrain from trying to conduct a debate on the merits of the project at this meeting, for that is not the purpose of this evening's gathering.

I must emphasize that the focus of the comments must stay on those environmental impacts you believe need to be thoroughly analysed in the project's EIR. Lastly, Brittany will act as a moderator and timekeeper for the duration of the

meeting, and I respectfully request that you end your comments when notified that your time is up.

Thank you in advance for your patience. We will now begin. I would like to introduce Mr. Bhavesh Parikh, who will provide a brief project description.

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**Bhavesh Parikh** - Sorry, not used to using a microphone in this room. Thank you all for being here. I'm just going to do a quick overview of the project. If you want a lot more information related to the project, you can go to [riverwalksd.com](http://riverwalksd.com). This is just a quick couple of slides to give you just a very general overview of the project. So again, thank you for being here.

This is the Riverwalk location. Essentially, you're all familiar with the 27-hole golf course, which is what it is today. It is roughly about 200 acres. In terms of its actual location relative to its surroundings, you have Friars road to the north, the I-8 freeway to the south along with Hotel Circle North, and then to the east is the Fashion Valley Mall as well as Town and Country. And then to the west you have the Courtyard condominiums and then some residential neighborhoods to the north.

So, this is what it looks like in plan view today. A 27-hole golf course would be the plan area related to the project that we're gonna be discussing today.

And this is the plan that I've showed many of you prior. This is the plan that was approved by the City council back in 1987 called the Levi-Cushman Specific Plan. This is the Site Plan related to that, which included quite a bit of mixed use development, related to residential, hotel, office as well as some minimal open space areas, along with a widened San Diego River and a dredged San Diego River.

And so, this is essentially just the land use footprint in terms of what we're proposing for the Riverwalk project. What this includes is 4,300 residential units, 150,000 square feet of neighborhood retail, and up to a million square feet of office, along with a 75 acre regional park. So that's what we're proposing.

And that's all I have. Again, very brief. This is contact information directly for myself as well as the City's Project Manager, Will Zounes. With that I will turn it back over to you Liz.

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**Liz Shearer-Nguyen** - Thank you. With that I would like to start the public comment period. Again, you get three minutes. I ask that you come up to the microphone, state your name and address. As of now, I have one speaker slip... Wayne T Williams.

**Wayne T Williams** - My name is Wayne Thomas Williams, PH.D. I am an environmental scientist. I have completed over a 100 environmental impact statements in California, Mexico, and various international companies. I live at 5605 Friars Road, #325, Presidio Place. It's a very large condominium, 402 units. We're built on the floodplain. I'm also on the Board of Directors for the condominiums, and we represent over 600 people. I am not speaking on behalf of Presidio Place at this time, only on a personal level; but we will be submitting materials to you later.

The criteria for this project are unbelievable. We have a very severe flooding problem in this valley. It's been here forever. But since we are the last downstream residential complex, we have received flooding damage each and every single year. The flood damage is a major concern of ours. In 2011, the flood reached the 100-year level on the contour according to USDS lines, but it was only a 66-year flood. It was a 100-year flooding event on a 66-year rain event.

The most important thing that this EIR must contain, bylaw, is a cumulative statement. We know that there are approximately 25,000 units planned between Grantville and here, and that's not even counting Santee or other parts of the floodplain in the San Diego River. Also, with additional flooding that this project will inevitably bring, you must consider that there are four species of mosquitos that live in the valley that are capable of spreading at least four human viruses. Now, we know the West Nile Virus is an extremely serious disease and that is a concern of ours. Additional flooding means additional standing water and that means increased probability of human diseases. Now we're already in gridlock with the traffic; it took me 20 minutes to drive from my home on Friars Road to here. So, we are in gridlock already from Friars Road up to the freeway.

How am I doing on my time? Four seconds, okay.... We are against this project. It is an insane project. The valley is already over built, and we look forward to additional input with you folks, thank you.

**Liz Shearer-Nguyen** –Thank you, anyone else like to speak? You can fill out the speaker slips later, but if you'd like to come up and speak. If you have materials to deliver, they can be submitted tonight; just wanted to remind you to state your name and address for the record. Thank you.

**Eric Albert** – Hi, my name is Eric Albert. I don't know if the microphone works. My address is in the Courtyards, just adjacent to this project. I own a condominium there at 5805 Friars Road #2212, zip code is 92110. I have issues with the project because of the flooding and evacuation problems that might occur with such a high density of 4,000 approximately units that are going to be apartments, not homeowners. Condominiums owned by individuals, and I don't know of any complex. It's unprecedented to have 4,300 apartments in one complex anywhere, so I'm very concerned about that as well. And then the lack of a lot of other facilities that would be necessary and are not present at all in this area of San Diego as far as infrastructure goes.

This really is a floodplain area (and I'm sorry I was not expected to speak in front of a microphone tonight, my blood pressure is a little up). I'm just really disappointed that there's not more of a consideration of the consequences that this is going to have to approximately to .... What... we have 600 in Presidio Place units, 340 in the Courtyards, all homeowners, and then we have Mission Greens, which is probably another 300 units. That's about 3,000 people at least, maybe even 4,000 people that are not being considered, that are going to be hugely impacted by raising or changing the soil as it is right now, which is one of the components to this new project, so I'm completely against it. And I find that a lot more research would need to be done. It's a floodplain; it's not like other pieces of land in San Diego.



**Liz Shearer-Nguyen** – Thank you, if you could please come up to the mic.

**Mary McMillan** – Anyway, my name is Mary McMillan. I live at the Courtyards, my number is 5805, 2112, Friars Road. My concern is: are we really going to have drinking water for all these people? We are right now in the worst drought and it's coming, people; it's really coming. And I don't see our water people managing it so greatly that we're just gonna say that it will be okay, fine. It's not going to be okay, fine, if there isn't planning for it; and I don't see the planning folks just associates, anyway, that's it. Thank you.

**Liz Shearer-Nguyen** – Thank you, please come up.

**Robert Shandoor** – Hi my name is Robert Shandoor. I'm a resident of the Courtyards, which is adjacent to this project. I agree with a lot of the comments I've heard here. My concerns are that, while this project in and of itself has some good ideas, I think that what we are lacking here is at the City level; looking at all the development that's going on holistically. There are so many units being crammed in here. Nobody's stated that I know of about how we're going to fix traffic, about where water's gonna come from to support all these people. Other issues as Dr. Williams has said here in terms of potential flooding, as Eric said. To my knowledge, we don't have a specific Mission Valley evacuation plan. Where's the money coming from to build the fire departments, the schools and everything else for all of this development that's going on? And it's all being approved prior to the Community Plan update. So, anything that they come up with, it's already what 15 years old or behind. By the time they come up with that stuff, all the approvals will be done and everybody will be building to the old standards.

So, I am concerned that things are out of sequence and approvals are coming too soon without addressing, for the community, how things like waste management, water management, homeless controls. All these different things that will come with all this development not just the Riverwalk project, but all the developments between here and Grantville. With Civita not even being completed yet, we all know the gridlock that's here. It took me 30 minutes to get here tonight and that's not even 6 miles I don't think. Any of you, that live here...gone out at Christmas time? It's ridiculous. You're gonna have Christmas time every day of the year. Thank you.

**Liz Shearer-Nguyen** – Thank you. If you'd like to come up please...if you have additional comments, we do have forms you can fill out and submit.

**Paul Latten** – My name is Paul Latten. As others have said, it took us all a long while to come across Friars Road. I would guess that traffic signals there are triple F, in technical terms in how you get through a traffic signal. There's no way that they can make the traffic work with this kind of density added on the existing traffic. This is a real serious problem. One of the ways it might be reduced is if the residential buildings were limited to the same height of other residential buildings that are built in the valley. There are virtually none that are more than four stories. To go to

seven stories in the center of the valley doesn't make any sense. And the developers would make more than an adequate return on their investment even if it is limited to four stories. Having been a part of the Park-in-the-Valley development to the east, I'm well aware of the conditions of the river. Unless there are some very specific requirements on the so-called River Park here, it could be a very serious matter when and if we get flooding. Nobody has spoken about the effect on the atmosphere with the additional trips. This development in this extent will turn Mission Valley into a very unpleasant place.

**Liz Shearer-Nguyen** - Again, if you have additional comments you would like to provide I suggest that you submit them in writing and we will accept them in email as well. You had a question about noticing.

**Eric Albert** - I'm sorry I didn't add this as well. I walk my dog a lot around this whole area and I'm concerned the notice wasn't effective in its distribution about this application at all and a survey should be taken to confirm that many of the residents in the area have received notification of this. The notice that was put out was a single page. Most of the people that I've run into on my sample, and I've also had a telemarketing sample done in a survey, do not know the about this project or the magnitude of it. It was just a one page application and, for something of this magnitude, I think effective notification for all the residents at a certain level of percentage must be required before it is proceeded with.

**Liz Shearer-Nguyen** - Great, thank you .... Yes?

**Wayne T Williams** - In our board of directors' monthly meetings and our committee meetings, we have discussed this in great detail and one of the things that we're considering is to become an intervener in this case. Do we just contact Mr. Zounes about this or how do we go about this?

**Liz Shearer-Nguyen** - So you want to be an interested party?

**Wayne T Williams** - Interested party or an intervener, yes.

**Liz Shearer-Nguyen** - So you can contact Will Zounes and attending this meeting tonight will put you on the interested parties list, which will insure that you are not only noticed when the draft environmental document goes out for public review, but you will also be notified for public hearings related to the project.

**Wayne T Williams** - Fine, thank you.

**Liz Shearer-Nguyen** - You're welcome. If that is what you desire is to become an interested person, please insure that you have signed in. I would also highly recommend that you put your email, as that's another way that we can reach you on our noticing.

**Wilma Goodness** – Wilma Goodness from the Courtyards. How else is the public being notified about your meetings and whatnot?

**Liz Shearer-Nguyen** - There are different notice requirements depending on when an application is filed, when you go to hearings and such and also related to CEQA. So, for any notice and requirements related to the environmental document, we have an interested parties list that is set up by community. We follow that. It gets posted in the newspaper and then, when it comes to noticing for applications I believe there is a 300-foot radius and I believe that is also the notice and requirements for public hearings. But again, I would highly recommend that if you are interested in this project that you put your name on the interested parties list and that will insure that if we don't catch you through that 300-foot radius, that you are on that list and that you will get notified. Yes, if you could come up to the mic please, thank you. Your name please?

**Margie Rayne (sp?)** – My name is Margie Rayne. I'm at 6035 Cirrus, which is Park Place Estates, which is a townhouse. My questions have to do with the holistic approach. I think that's something that I'm not aware of. I'm really aware of River Walk because I'm really taking interest in what's right across the street from me. However, what about the valley? What is going on with the valley? We know that Civita has already been built, partially, but I don't know what else is going east of here and I've been in the valley for 15 years and I don't wanna move. But I feel like I'm being forced to recognize the density is going to be a huge issue where I am, just population density. I expect to have 6000 more cars across the street from me, in a few years on Friars, and that's just Riverwalk. And then I go up to Civita and I've got so many more and I can't even get across that bridge now. So, it's like a holistic, it's the entire valley and Mission Valley. This is your bailiwick and so I'm thinking, where do I get information on what is going on all the way up the strip and how many units are going in? Because you do one after another as everyone is saying and pretty soon nobody moves, nobody breathes, nobody can do anything because it's been destroyed because we're in a valley ... so where do I go?

**Liz Shearer-Nguyen** - So what I would suggest again is, this is not a question / answer, but I can help you with this. What I hear you is that you're concerned about the cumulative. The EIR will analyze cumulative impacts, and if you are interested in other projects that are occurring in the valley I would suggest that you get on the interested parties list for environmental documents or any other notices and I think if you contact Will Zounes he can help you in addition. But that will help provide so you are aware of what is happening from an environmental perspective. You'll get copies of environmental documents and notices.

**Margie Rayne (sp?)** – I'm also concerned about pollution of the river, I mean, that's another issue – I mean how long before we are walking on water because it is so polluted?

**Liz Shearer-Nguyen** - Thank you – If you could state your name again please.

**Paul Latten** - My question's related to the General Plan. Does the EIR study get into whether or not a proposed development is in accordance with the General Plan?

**Liz Shearer-Nguyen** - Short answer, yes.

**Paul Latten** - How does one find out if this development is in accordance with the Mission Valley General Plan?

**Liz Shearer-Nguyen** - So that will be done through this discretionary process. The project is currently under review by City staff from different disciplines. One of the disciplines is Long Range Planning, and they're analyzing and reviewing the project consistent with applicable plans and policies.

**Paul Latten** - That sounds like government gobbledey gook.... Excuse me...

**Liz Shearer-Nguyen** - What I'm saying, the short answer is the project is being reviewed against those policies that are in effect right now, like the General Plan, the Community Plan, any Specific Plan, other plans that may affect the project site those plans are being reviewed and ...

**Paul Latten** - And will the public be notified?

**Liz Shearer-Nguyen** - That is one of the required....or chapters in the Environmental Impact Report; land use.

**Paul Latten** - Thank you.

**Liz Shearer-Nguyen** – You're welcome.... Great, with that...

**Robert Chandoor** - Robert Chandoor again, Courtyards. When we talk about evaluating against the plans, I brought up the fact that the community update plan isn't going to be out for a while. Is there anything in any of the City's processes that says, not just this project, but these projects that are going on, all get approved right under the release of that if they have a lot of different standards in that new plan. What happens... what happens to prior approvals?

**Liz Shearer-Nguyen** - Again, the focus of this meeting, I understand what you're asking, is really to focus on the physical changes that are going to occur with this project. So, if you have questions that are related to processing and things like that I would suggest that you contact Will and I can give you the contact information for the community plan.

**Robert Chandoor** - No, I understand that, but my ... I guess I'm not saying it right. I am addressing it to this EIR because this is a huge project as one person said; it is



kind of unprecedented, for at the core being a rental development. What I'm getting at is, whatever approvals come in, if this project gets approved before the community update plan is released, is there or is there not, under the process relative to the EIR, that says, ya know, we have this new thing you have to adjust to it? Or it's like, no I got an approval under all that old stuff and I'm good to go?

**Liz Shearer-Nguyen** - I believe that the project at this time is taking into consideration the community plan update that is currently in process. But I don't have all the information and I suggest that you reach out to Will Zounes, and he can give you the name of the Long Range Planner, I believe that is, I'm drawing a complete blank right now, Nancy Graham, and she can help provide you some information.

**Robert Chandoor** - Okay, very good, thank you.

**Liz Shearer-Nguyen** - Thank you. All right, if there are no other comments related to the EIR.... Yeah.

**Rick Manley** - My name is Rick Manley. I live at 6037 Gaines Street, Park Place Estates, and at previous meetings, this gentleman here said that the elevation of the project is gonna be raised up to the same elevation as the trolley tracks. And then I'm wondering if on the other side, the south side, if the elevation is gonna be lower to accommodate the river and flooding. So, if they raise the elevation, it seems to me that, that would mitigate any flooding on the north side of the tracks. So that's my only question is that, it seems like those places being built on the north side would not get flooded because the elevation is so much higher than on the south side where the river is at.

**Liz Shearer-Nguyen** - So again, I'd like to just remind everybody that we're not here to have a back and forth, that this is really very focused and only on the EIR. What I would again suggest is that you would provide your comments. Just for the record, the letters that you provide, we do not provide responses to, but they will be incorporated as part of the public record of the environmental document and that we will take your comments under consideration when we do the analysis. Great, thank you.

Great, with that I'm going to close the session, the public comment period. This closes the public environmental scoping meeting for the Riverwalk project. Your input will be considered by City staff for use in the scope of the EIR and included as part of the official record for the document.

Speakers and commenters who provided contact information will also be placed on the interested parties list for further environmental review actions related to this project. Therefore, please ensure that you have provided your address. I would also like to remind everyone that this is just the start of the environmental review process. There will be other opportunities to provide comment on the environmental document and the project, such as during public

review of the draft environmental document and any public hearings associated with the project.

Thank you and have a great evening.