

ERRATA

Riverwalk Environmental Impact Report Project No. 581984 / SCH No. 2018041028 November 16, 2020

The Environmental Impact Report (EIR) was finalized on October 6, 2020 and revisions made were shown in a ~~single-strikeout~~ and single underline format. After the Planning Commission hearing on October 22, 2020, additional revisions to the final environmental document were required. Specifically, the Certification page subject block of the final EIR has been revised to reflect the actions being undertaken by the project. The revisions are reflected in double underline and ~~double strikethrough~~ format. The revisions are as follows:

SUBJECT: Riverwalk: 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, RMX-1-1 to CC-3-9, and OP-1-1 to OC-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). Applicant: SD Riverwalk LLC.

Conclusion

In accordance with California Environmental Quality Act Guidelines Section 15088.5(a), a lead agency is required to recirculate an EIR only when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. Minor revisions have been made to the final EIR, which appear in strike-out and underline format. Inserting the correct dates of technical studies does not result in any changes to the environmental impacts associated with the project or the project’s mitigation measures. These changes do not result in the inclusion of significant new information necessitating recirculation. Therefore, the final EIR does not require recirculation.