4.0 ENVIRONMENTAL ANALYSIS

This section of the EIR addresses the existing conditions for each impact area, the impact threshold for determining significance of environmental impacts, identification of environmental impacts and the significance of the impact, mitigation measures for those environmental impacts which are deemed significant, and the conclusion after implementation of mitigation measures.

This EIR examines all of the environmental issue areas identified by the Agency and through comments received on the Notice of Preparation (NOP) and at the public scoping meeting. Each impact is discussed and analyzed in the sections that follow. Each environmental impact issue area is addressed according to the following format:

Existing Conditions: A discussion of the existing conditions, services, and physical environment of the Project Area.

Impact Threshold: The amount or type of impact which contributes a substantial or potentially substantial adverse change in the environment, based on the thresholds contained in the Environmental Checklist contained in Appendix G of the California Environmental Quality Act (CEQA) Guidelines and/or applicable City of San Diego thresholds and standards. Based on this criterion, project impacts can be classified as: significant and unavoidable; significant, but can be mitigated, avoided, or substantially lessened; or less than significant.

Impact: A discussion of the impacts of the proposed project in quantitative and/or qualitative terms, based on the uses of land identified in the project description.

Significance of Impact: A brief statement as to the significance of the impact.

Mitigation Measures: A discussion of the measures required to avoid, mitigate, or substantially lessen significant impacts.

Conclusion: A discussion of the level of impact of the project following the implementation of required or recommended mitigation measures.

4.0.1 Areas Of Potential Environmental Impact

1. Land Use
2. Transportation/Circulation
3. Air Quality
4. Noise
5. Cultural Resources
6. Biological Resources
7. Geology/Soils
8. Hazards and Hazardous Materials
9. Paleontological Resources
10. Aesthetics
11. Water Quality/Hydrology
12. Population/Housing
13. Public Services
14. Mineral Resources

Detailed discussions of these environmental issue areas are found in the following sections. Additionally, cumulative impacts are discussed in Section 5.0, growth-inducing impacts and significant irreversible environmental changes are discussed in Section 6.0, and areas of no significant impact are discussed in Section 7.0 of this EIR.

4.1 Land Use

4.1.1 Existing Conditions

4.1.1.1 Existing Land Uses

A. Project Site

The Project Area is located in a generally urbanized area of the City, with a majority of the land parcels fronting Mission Gorge Road, Friars Road, Waring Road and Fairmount Avenue. There is a variety of existing development types within the Project Area, including commercial and office, commercial recreation (portions of the Admiral Baker golf course), light industrial uses, sand and gravel extractive industry, public facilities (e.g. a post office), schools, transportation, commercial agriculture (nursery), parks, open space, and vacant land uses. Figure 4.1-1 depicts the existing land uses within the Project Area, as derived from SANGIS and a land use survey conducted by BRG Consulting on September 1 and 6, 2004. Based on the SANGIS data and land use survey, the existing land use is currently comprised of approximately 16.5 percent commercial and office (including commercial recreation), 25.4 percent industrial (light and extractive), 7.6 percent public services, 6.4 percent schools, 0.12 percent military, 13.5 percent transportation, 14.3 percent parks, 0.10 percent agriculture, 4.5 percent water, and 11.4 percent undeveloped and vacant land uses. Table 4.1-1 provides a statistical summary of the existing land uses within the Project Area based on the land use survey.

The approximately 165 acres of existing commercial, office and commercial recreation land uses in the Project Area are primarily located along Mission Gorge and Friars Road.

The existing industrial uses, which include light and extractive, total approximately 459 acres. Industrial uses are located throughout the entire Project Area, with the largest acreages occurring in the northern portion of the Project Area, along Mission Gorge Road.

Existing public services (including transportation) and school land uses total approximately 152 acres of land. The school uses total approximately 25 acres. The 186 acres of public and institutional (e.g., church, hospital) land uses are located adjacent to land uses located along Mission Gorge Road, Waring Road, and north of the Interstate 8 (I-8) freeway.

Parks, open space, and water land uses, total approximately 77 acres in the Project Area. A majority of this acreage consists of the open space associated with the San Diego River, located along the northern and western boundaries of the Project Area. The Allied Gardens Community Park is also located within Subarea C of the Project Area.

Vacant land (not including existing sand and gravel areas) in the Project Area totals approximately 69 acres. The majority of the vacant land within the Project Area is located in the northern area along Mission Gorge Road. A small portion of vacant/undeveloped land is located in the southern portion of the Project Area along Waring Road.

TABLE 4.1-1
Existing Land Uses

Land Use Type	Net Acres
Single-Family Residential	1.45
Commercial	125.68
Office	21.26
Communications and Utilities	0.96
Commercial Recreation	18.89
Industry – Light	258.60
Industry – Extractive	200.38
Public Services	13.31
Schools	24.90
Transportation	112.66
Agriculture	0.10
Parks	68.92
Undeveloped/Vacant	69.02
Water	8.56
Hospital	32.98
Religious Facilities	12.53
TOTAL	**970.02**

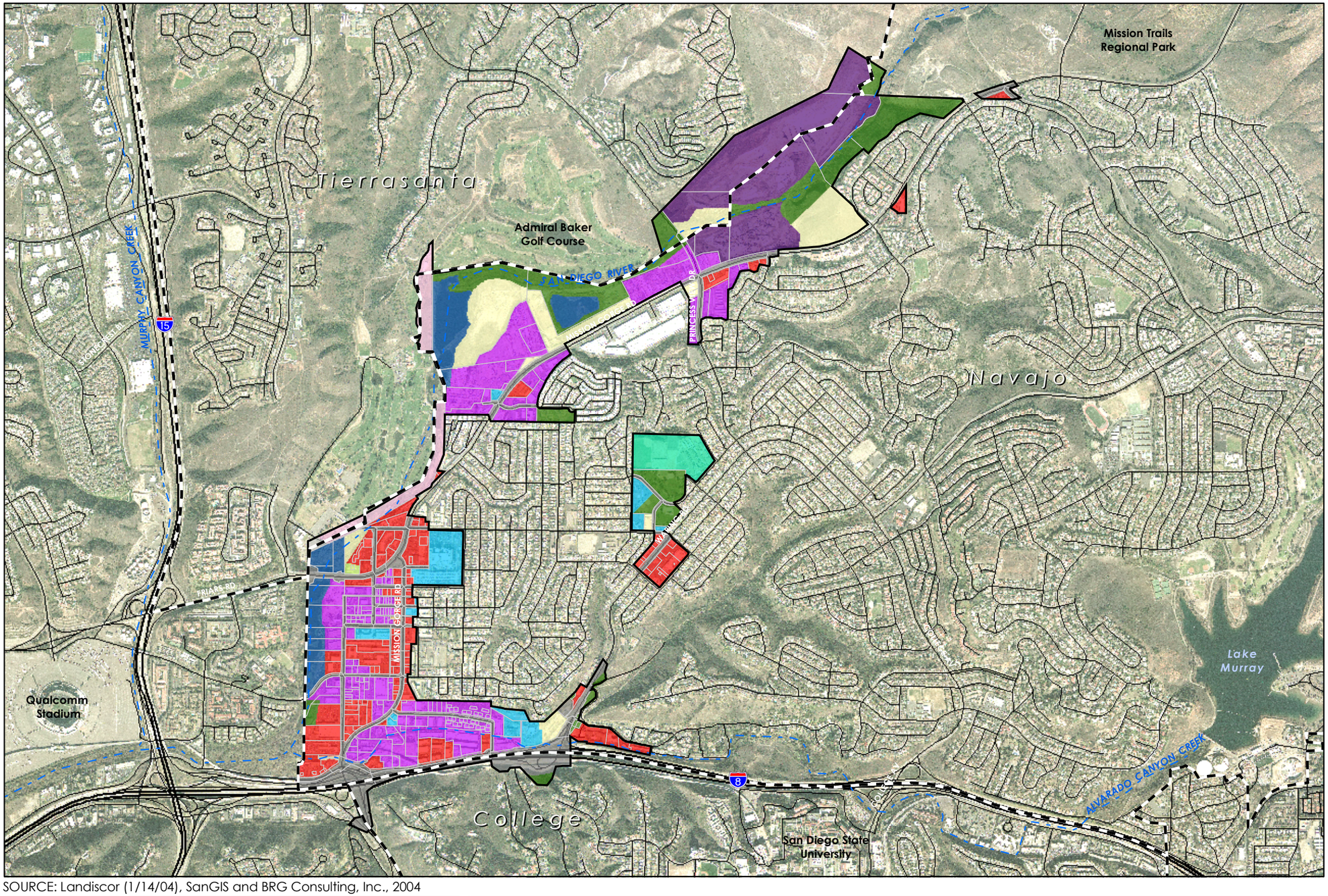
Source: BRG Consulting, Inc., 2004.

B. Surrounding Land Uses

Because the Project Area is relatively large, it is surrounded by a variety of land uses, all of which are similar to the types of urban land uses that are located within the Project Area. In a more regional perspective, the Community of Tierrasanta, Admiral Baker Golf Course, Mission Trails Regional Park, and residential land uses are located to the north and northeast; the City of La Mesa and residential uses are located to the east; San Diego State University, I-8, and residential uses are located southeast and south, and residential uses, the San Diego River, 1-15 and the Qualcomm Stadium are located west of the Project Area.

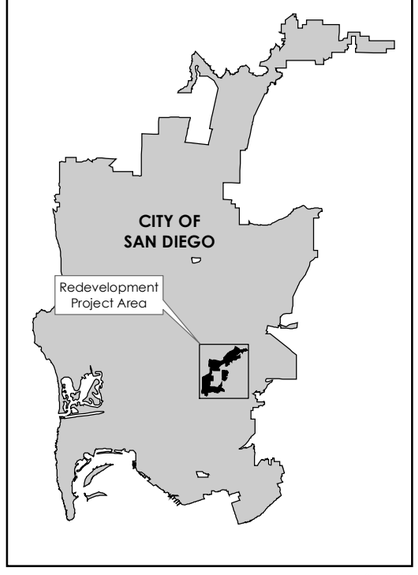
4.1.1.2 San Diego Progress Guide and General Plan

The Project Area is located entirely within the San Diego City limits. Land use and development within the City is governed by the City of San Diego Progress Guide and General Plan, adopted by the City in 1979. The Progress Guide and General Plan provide the City's development policies in the form of findings, goals, guidelines, standards, and recommendations. *Guidelines for Future Development*, Amendment to the Progress Guide and General Plan (October 1, 1992), includes a Development Program that establishes specific guidelines to phase the level of new growth and development to the carrying capacity of programmed public facilities over time. The following lists the Goals, Guidelines and Standards for Redevelopment and reinvestment within the City of San Diego as identified in the Progress and Guide and General Plan.



EXISTING LAND USES

- Single Family Residential
- Commercial and Office
- Commercial Recreation
- Industry - Light
- Industry - Extractive
- Public Services
- Schools
- Military
- Transportation
- Agriculture
- Parks
- Undeveloped/Vacant
- Water
- Redevelopment Project Area
- Community Plan Boundaries
- Parcel Boundaries
- Creeks and Rivers
- Freeways
- Major Roads
- Roads



SOURCE: Landiscor (1/14/04), SanGIS and BRG Consulting, Inc., 2004

10/19/04

BRG CONSULTING, INC.

0 1,000 2,000 4,000 Feet

1" = 2000'

Grantville EIR

Existing Land Uses

FIGURE 4.1-1

A. Goals

1. Stimulate private investment in order to remove and prevent physical, economic, and social blight.
2. Assure quality development in redevelopment areas.
3. Rehabilitate and creatively reuse older structures whenever possible.
4. Provide mechanisms so that housing is not allowed to deteriorate into substandard conditions.
5. Preserve and increase affordable housing and minimize additional effects of displacement due to redevelopment.
6. Encourage in-fill development in redevelopment areas where revitalization is desired as a means to provide housing, employment, and transit opportunities.

B. Guidelines and Standards

1. The City should subsidize impact fees, voluntary advance payments and other revenue sources for development proposals in designated redevelopment areas.
2. Rehabilitation and adaptive reuse of buildings should be encouraged where appropriate. Buildings should be protected for historical significance as well as social significance.
3. Redevelopment projects should be evaluated through the community planning process to determine the impact on the social and economic fabric of the community.
4. Provide incentives, through zoning and other mechanisms, for revitalization and rebuilding of older neighborhoods in ways that respect the character of the existing neighborhood.

4.1.1.3 Adopted Community Plans

The Project Area is located in portions of three Community Planning Areas – Navajo, Tierrasanta, and College. Existing Community Plan land use designations of the Project Area consist of single-family residential, multi-family residential, commercial, office, industrial, sand and gravel, schools, parks, open space, libraries, and hospitals.

A. The Navajo Community Plan

The Navajo community, encompassing approximately 14 square miles, lies roughly north of Interstate 8, northwest of the city of La Mesa, west of the cities of El Cajon and Santee, and southeast of the San Diego River. The community includes the neighborhoods of Grantville, Allied Gardens, Del Cerro, and San Carlos. The community is located among several prominent geographic features, including the San Diego River, and the Lake Murray, Cowles Mountain, and Mission Gorge areas of Mission Trails Regional Park.

A wide variety of land uses are represented in the western portion of the Navajo community, including detached and attached residential in Allied Gardens, and some significant commercial and light industrial centers in Grantville, situated along both sides of Mission Gorge Road. The central and eastern portions of Navajo are primarily residential in character in the Del Cerro and San Carlos neighborhoods. Pockets of neighborhood- and community-serving commercial are situated at the intersections of major

transportation corridors, such as Navajo Road at the intersections of Jackson Drive and Lake Murray Boulevard.

The primary goal of the Navajo community plan is to 'retain the residential character of the area' while providing basic services which enhance the day to day lives of its residents, such as police and fire protection and open space amenities. The plan recognizes the delicate balance between the community and the San Diego River. Much of the community's urban runoff during storm events is conveyed to the river and the occasional flooding of the river impacts future land use planning in the floodplain. The plan calls for a continuous trail along the San Diego River. It is also designated that all structures within 150 feet of the 100-year floodway will provide at least one pedestrian access path from the main trial to the structure. Other goals applicable to the proposed project are described in Section 2.3 and Section 3.6 of this EIR.

The Navajo Community Plan was adopted by the City Council on July 29, 1982, with the Grantville Amendment adopted on April 4, 1989.

B. The Tierrasanta Community Plan

The Tierrasanta community is centrally located within the greater San Diego metropolitan area. The industrial area of Kearney Mesa is located to the west, Miramar Naval Air Station to the north and Mission Valley is to the southwest. Grantville lies to the south and the City of Santee to the east. The boundaries of the planning area are Interstate 15 on the west, Friars Road and the San Diego River on the south, the City of Santee on the east and Miramar Naval Air Station on the north. The planning area is approximately 6,700 acres in size, of which about 42 percent is within the proposed Mission Trails Regional Park.

The Tierrasanta community is described as a relatively low-density residential community. Commercial areas are limited to those needed to support the community, and only one small, industrial area is depicted on the community plan land use map. A number of open space canyons enhance the character of the community. The community is further characterized by a large Naval housing facility in the southwesterly sector of the community. Goals applicable to the proposed project are described in Section 2.3 and Section 3.6 of this EIR.

The Tierrasanta Community Plan was adopted by the City Council on July 27, 1982.

C. The College Area Community Plan

The College Area Community is located in the central part of the City of San Diego, along the southeastern rim of Mission Valley and approximately eight miles northeast of the downtown area. The plan area consists of approximately 1,950 acres and is developed primarily as a single-family community with approximately 56 percent developable land devoted to that use. The College Area Community Plan describes this area as having been impacted by San Diego State University located on its northern edge, with deteriorating commercial corridor (generally along El Cajon Boulevard) on its southern edge. Traffic congestion is also an issue confronting the community and its neighborhoods and is related to the large University-oriented population and through-traffic traveling to and from adjacent communities. The two

main arteries, Fairmount Avenue/Montezuma Road and College Avenue, connect Interstate 8 to the community. Goals applicable to the proposed project are described in Section 2.3 and Section 3.6 of this EIR.

The College Area Community Plan was adopted on May 2, 1989.

4.1.1.4 Multiple Species Conservation Program (MSCP)

The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP is designed to preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life. The MSCP study area covers approximately 900 square miles (582,243 acres) in southwestern San Diego County. The study area is bordered by Mexico to the south, National Forest Lands to the east, Pacific Ocean to the west and the San Dieguito River valley to the north.

Within the Project Area, approximately 283 acres of habitat is located along the San Diego River and adjacent to the Mission Trails Regional Park is located within the Multiple Habitat Planning Area. Section 4.6 Biological Resources of this EIR provides a detailed discussion of the project's relationship to the MSCP.

4.1.15 San Diego River Park Draft Master Plan

The City of San Diego, under a Joint Powers Authority (JPA) is preparing a Master Plan for the San Diego River Park. As identified in the draft Master Plan, the river and adjacent land uses are currently disconnected. The river is not a focus of the communities that is flows through. The draft Master Plan envisions the creation of a river-long park, stretching from the San Diego River headwaters near Julian to the Pacific Ocean at Mission Bay.

Planning recommendations were created as part of the Draft Master Plan. Recommendations relevant to the Redevelopment Area include coordinating with the proposed Grantville Redevelopment to preserve additional open space along the river and at the confluence with Alvarado Creek; engage Navy planners and collaborate with redevelopment of the Superior Mine to create a continuous multi-use trail near river; and, collaborate with redevelopment of Superior Mine to create a historic interpretation zone within development.

4.1.2 Impact Threshold

The City of San Diego Significance Determination Guidelines under CEQA outlines the thresholds for determining significance for land use. The following will be considered a significant land use impact:

- *Inconsistency/conflict with the environmental goals, objectives, or guidelines of a community or general plan;*
- *Inconsistency/conflict with an adopted land use designation or intensity and indirect or secondary environmental impacts occur (for example, development of a designated school or park site with a more intensive land use could result in traffic impacts);*

- *Substantial or extreme use incompatibility, for example, a rock crusher in a residential area; CUPs sometimes create impacts because conflicting uses are proposed;*
- *Development or conversion of general plan or community plan designated open space to a more intensive land use; or*
- *Inconsistency/conflict with adopted environmental plans for an area. For example, development of a non-designated use within the boundaries of park master plan would fall into this category.*

4.1.3 Impact

4.1.3.1 Development Potential

Currently, the City has identified that each of the three Project Area sub-areas share common characteristics including a large amount of underutilized land and buildings, existing incompatible land uses, parcels of irregular form and shape which hinder development, insufficient parking, inadequate vehicle access, and environmental constraints. The primary goals of the Redevelopment Project are: to create a strong economic base within, and for, the Navajo Community and neighborhoods; improve the quality of life; eliminate physical and economic blighting conditions; improve traffic flows; protect and enhance the San Diego River; provide residents with recreational opportunities adjacent to the river; promote a variety of land uses; and, provide public/private support for the San Diego river park.

Redevelopment is defined pursuant to Section 33020 of the CRL as "the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitiation, or any combination of these, of all or part of a survey area, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them." Redevelopment also includes the activities described in Section 33021 of the CRL which comprise the following:

a. Alteration, improvement, modernization, reconstruction or rehabilitation, or any combination of these, of existing structures in a Project Area;

b. Provision of open space and public or private recreation areas; and,

c. Replanning or redesign or development of undeveloped areas in which either of the following conditions exist:

   1) the areas are stagnant or improperly utilized because of defective or inadequate street layout, faulty lot layout in relation to size, shape, accessibility or usefulness, or for other causes; or

   2) the area requires replanning and land assembly for development in the interest of the general welfare because of widely scattered ownership, tax delinquency or other reasons.

As describe in Section 3.0 of this EIR, no land use plan amendment is proposed associated with this project, and the Redevelopment Plan will be implemented in accordance with the densities and distributions of land use allowed under these adopted Community Plans.

The Redevelopment Project will facilitate new development and revitalization in the Project Area. Redevelopment activities can be categorized as new residential, commercial and recreational development that occurs on currently vacant parcels, redevelopment of existing developed, partially developed or under utilized parcels, and public improvements (e.g., parks, street improvements, lighting, landscaping). Figure 4.1-2 depicts the expected future land uses within the Project Area under the Redevelopment Project, which are based on the existing Navajo, Tierrasanta, and College Community Plan land use maps.

Table 4.1-2 provides a summary of the acreage of land use for each Community Plan category. The net development potential of the Project Area has been estimated and is provided in Section 3.0 of this EIR. The proposed project is required to be consistent with the adopted General Plan (or Community Plan) in which it is located. The project does not propose an amendment to the community plan land use designations, nor does the project propose an increase in the intensity of development potential beyond the density and intensity allowed by the existing Community Plans and underlying zoning categories. All future redevelopment activities will be required to be consistent with the provisions of the community plan in which the activity is located. No impact associated with inconsistency/conflict with an adopted land use designation or development or conversion of a General Plan or Community Plan designated open space to a more intensive is anticipated.

TABLE 4.1-2
Community Plan Land Use Acreage

Land Use Type	Net Acres
Single-Family Residential	11.84
Multi-Family Residential	7.60
Commercial	80.29
Office	11.82
Industrial	457.10
Sand and Gravel	108.12
Schools	24.90
Parks	26.75
Open Space	96.03
Libraries	0.52
Hospitals	32.98
Transportation	112.66
TOTAL	**970.61**

Source: BRG Consulting, Inc., 2004.

4.1.3.2 Compatibility of Uses within the Project Area

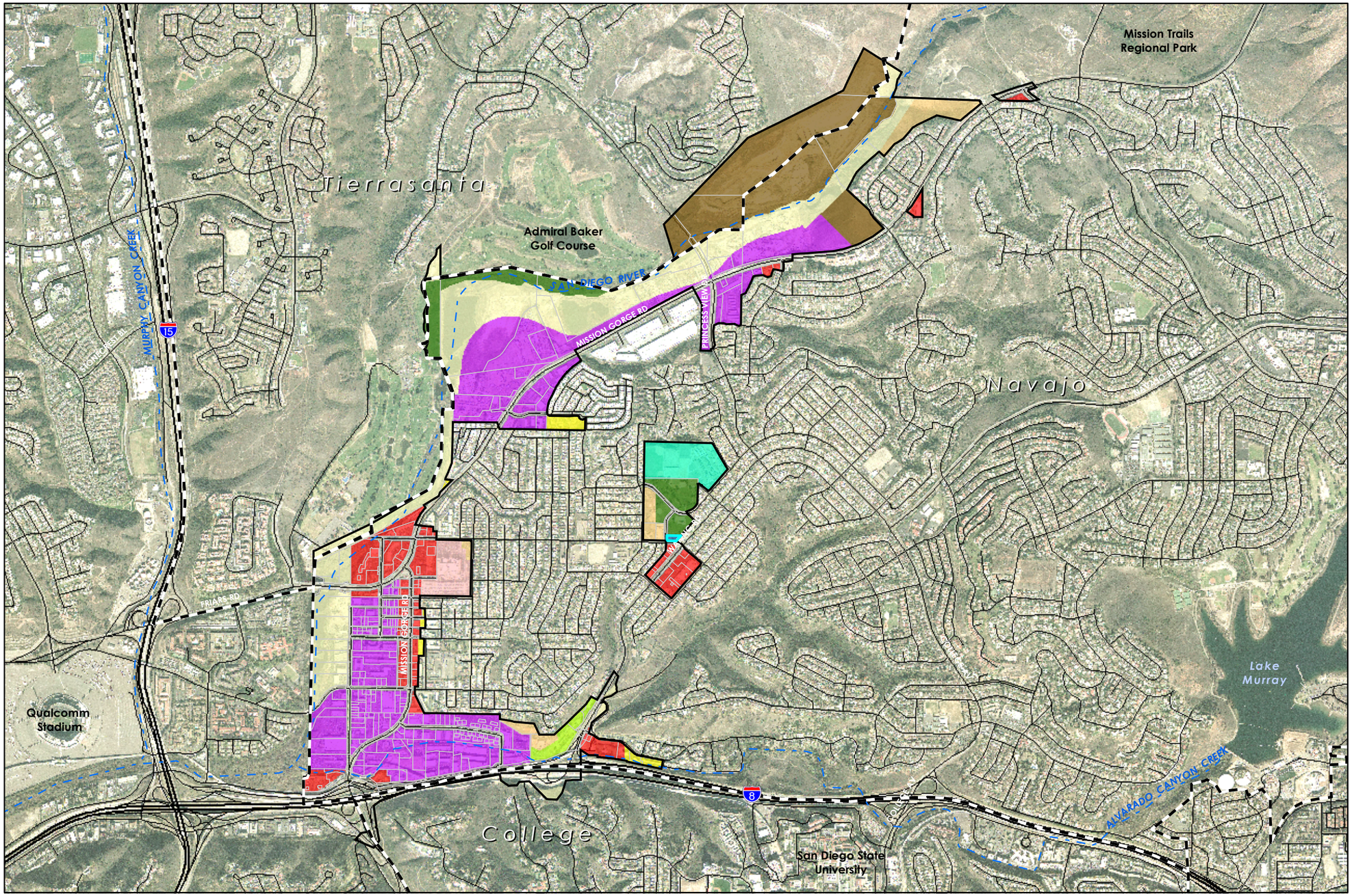
CCRL requires that the land uses designated in the Redevelopment Project Area be consistent with the City's General Plan. The Redevelopment Project is proposed as a catalyst to create more efficient use of the land and reduce or eliminate incompatible uses and blight. The proposed public improvements and private improvements to existing commercial, public services, parks, open space, transportation right-of-ways, and vacant/undeveloped land areas is anticipated to attract new business and improve development. Obsolete and undersized structures will be replaced with structures that meet current design standards and provide for more effective use of the land. On-site land use compatibility can be improved through consolidation of parcels, and provide a comprehensive plan for the Project Area, replacing previous development that occurred through piece-meal development in the past.

The proposed Redevelopment Project is anticipated to reduce the occurrence of incompatible land uses that exist within the Project Area, as new projects constructed within the Project Area will need to comply with adopted General Plan land use and Land Development Code regulations. Redevelopment of various properties in the Project Area to current standards is expected to improve the appearance of these properties, provide enhanced landscaping, and improve the buffering between adjacent uses as compared to the condition of existing development throughout most of the Project Area. Land use conflicts can be avoided or reduced through implementation of proper design and buffering techniques as specific private development proposals come forward in the Project Area. Any new development regulations of the City's Land Development Code and other regulations which are intended to minimize land use conflicts would be implemented as the City reviews projects. New development within the Project Area will bring existing non-conforming and substandard uses up to code and would reduce the amount of existing land use conflicts. As a result blight conditions would be eliminated. Additionally, as the Redevelopment Project is required to be consistent with the City of San Diego Progress Guide and General Plan and the Land Development Code, no impact associated with these plans will occur. The project will not result in substantial or extreme use incompatibility.

4.1.3.3 Compatibility of Uses with Surrounding Areas

The areas surrounding the Project Area are designated with similar land uses as the Project Area. Commercial, industrial, office, recreational, parks, open space and residential exist in the surrounding areas. The Project Area is geographically separated by other community planning areas by the I-8 and I-15 Freeways, and the San Diego River. As the proposed Redevelopment Project is consistent with the land use designations of the Project Area, the project is expected to be compatible uses with the surrounding areas.

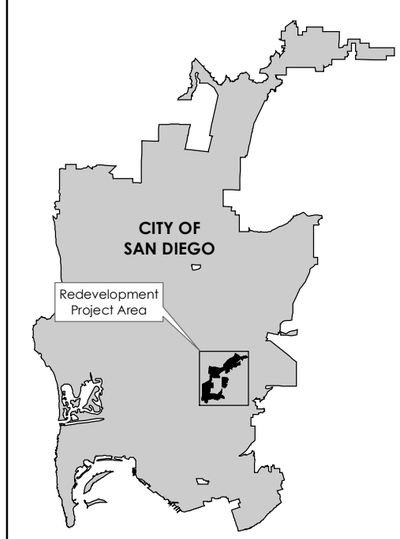
Additionally, as the Redevelopment Project Area will eliminate the physical and economic blight on the Project Area, the surrounding areas are anticipated to result in the reduction or elimination of blight conditions as well. No impact associated with land use compatibility with the areas surrounding the Project Area will occur.



COMMUNITY PLAN LAND USES

- Single Family Residential*
- Multi-Family Residential*
- Commercial
- Office
- Industrial
- Sand and Gravel
- Schools
- Parks
- Open Space
- Libraries
- Hospitals
- Redevelopment Project Area
- Community Plan Boundaries
- Parcel Boundaries
- Creeks and Rivers
- Freeways
- Major Roads
- Roads

* Note: The Community Plan land use map designation is residential; however, these parcels currently contain non-residential uses (park, hotel, school, commercial).



SOURCE: Landiscor (1/14/04), City of San Diego (College Area Community Plan (1989) and Tierrasanta Community Plan (1992)), SanGIS and BRG Consulting, Inc., 2004

12/2/04

BRG CONSULTING, INC.

0 1,000 2,000 4,000 Feet

1" = 2000'

Grantville EIR

Navajo, Tierrasanta, and College Community Plan Areas

FIGURE 4.1-2

4.1.3.4 Consistency with the San Diego Progress Guide and General Plan

The following repeats the goals, guidelines and standards for redevelopment and reinvestment within the City of San Diego Progress Guide and General Plan, and describes how the project is consistent with the goals, guidelines, and standards within the Progress Guide and General Plan:

A. Goals

- Stimulate private investment in order to remove and prevent physical, economic, and social blight.

  The proposed Redevelopment Project will stimulate private sector activity through public investment in infrastructure. This generally includes: traffic circulation and street reconstruction, streetscape improvements, signalization upgrades and park improvements. By implementing these and other projects to abate the blighting conditions affecting the Project Area, the public sector will signal its confidence in the area and provide a catalyst for private investment.

- Assure quality development in redevelopment areas.

  The Redevelopment Project is required to redevelop the Project Area in accordance with the General Plan, Community Plans, and the Land Development Code of the City of San Diego, as amended from time to time, and all other applicable state and local codes and guidelines.

- Rehabilitate and creatively reuse older structures whenever possible.

  The Redevelopment Project will reflect the desirable historic character of commercial areas in form and function of new development.

- Provide a mechanism so that housing is not allowed to deteriorate into substandard conditions.

  The Agency is required to set aside no less than 20 percent of the tax increment revenue generated by the Project into a special Low and Moderate Income Housing Fund. These funds are to be used to increase, improve, and preserve the supply of low and moderate income housing in the community.

- Preserve and increase affordable housing and minimize the additional effects of displacement use to redevelopment.

  The Agency is required to set aside no less than 20 percent of the tax increment revenue generated by the Project into a special Low and Moderate Income Housing Fund. These funds are to be used to increase, improve, and preserve the supply of low and moderate income housing in the community.

- Encourage in-fill development in redevelopment areas and where revitalization is desired as a means to provide housing, employment, and transit opportunities.

  The Redevelopment Project will establish landmark/gateways to establish a sense of place, incorporating urban design linkages or connections between land uses, a first time home buyers program, promote employment, business clusters and other improvement throughout the project Area.

The Redevelopment Project will facilitate new development and revitalization in the Project Area. Redevelopment activities can be categorized as new development that occurs on currently vacant parcels, redevelopment of existing developed, partially developed or under utilized parcels, and public improvements (e.g., parks, street improvements, lighting, landscaping). Figure 4.1-2 depicts the expected land uses within the Project Area under the Redevelopment Project.

The proposed project is required to be consistent with the adopted General Plan (or Community Plan). The project will not result in an increase in the intensity of land uses than is allowed under the Community Plan and Land Development Code. No impacts associated with inconsistency/conflict with an adopted land use designation or development or conversion of a General Plan designated open space to a more intensive lands use would occur.

4.1.3.5 Consistency with Adopted Community Plans

The project is required to comply with the adopted Community Plans in order to guide the orderly growth of the community. Some of the existing development within the Project Area is not currently consistent with the land use designations identified in the Navajo, Tierrasanta and College Area Community Plans; however, any new development that occurs with the implementation of the Redevelopment Project will be consistent with the applicable Community Plan. Because future redevelopment activity will be in compliance with all three Community Plans, no impact associated with this issue will occur.

Various public improvements, intended to mitigate the impact of the increase in population that is expected to occur pursuant to the adopted Community Plans, as well as to mitigate existing deficiencies in certain public facilities are identified in the Navajo, Tierrasanta and College Area Community Plans. These improvements will be implemented as sufficient financial resources become available. The Draft Redevelopment Plan identifies these improvements, and they will be implemented as part of the Redevelopment Project as sufficient funding becomes available. The proposed project will be consistent with the adopted Community Plan by providing a mechanism whereas the funding of these improvements can take place.

4.1.3.6 Multiple Species Conservation Program (MSCP)

All of the areas included in the MSCP are designated as park or open space land uses in the Navajo and Tierrasanta Community Plans. The Redevelopment Project will be consistent with these Community Plans and therefore park and open space uses will be consistent with the MSCP. Therefore, no impact associated with MSCP will occur. Section 4.6 Biological Resources of this EIR provides a more detailed discussion of the project's consistency with the MSCP. The project will not result in an inconsistency/conflict with adopted environmental plans in the area.

4.1.4 Significance of Impact

No significant land use impact is anticipated.

4.1.5 Mitigation Measures

No mitigation measure is proposed, as no significant land use impact has been identified.

4.1.6 Conclusion

Implementation of the proposed project will not result in a significant land use impact.

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