

CHAPTER 6.0

EFFECTS FOUND NOT TO BE SIGNIFICANT

Based upon initial environmental review, the City has determined that the Project would not have the potential to cause significant impacts associated with the following issue areas, with these topics briefly addressed below.

- Agricultural and Forestry Resources
- Mineral Resources
- Population and Housing
- Growth Inducing Impacts

6.1 AGRICULTURAL AND FORESTRY RESOURCES

The City Significance Determination Thresholds (2011a) state that a significant impact on agricultural resources may result if the Project would result in:

- Conversion of a substantial amount of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, or Williamson Act contract; or
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

There are no City Significance Determination Thresholds related to forestry resources. However, CEQA Guidelines Appendix G state that a significant impact on forestry resources may result if the Project would result in:

- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- Result in the loss of forest land or conversion of forest land to non-forest use; or
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

The Project site is currently the location of an existing stadium with associated paved parking areas and does not contain land that is designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmland, unique farmland, or a farmland of statewide importance designated by the California Department of Conservation or forest land or timberland. In addition, the Project site is not subject to, nor is it near, a Williamson Act contract site pursuant to Sections 51200-51207 of the California Government Code. Furthermore, the site is designated as developed land and not designated as farmland under the *Farmland Mapping and Monitoring Program* of the California Department of conservation or the City of San Diego's General Plan. Therefore, there would be no impacts associated with agricultural and forestry resources due to implementation of the Project.

6.2 MINERAL RESOURCES

The City Significance Determination Thresholds (2011a) state that a significant impact on mineral resources may result if the Project would result in:

- The loss of availability of a significant mineral resource (e.g. sand or gravel) as identified the Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production – Consumption Region, 1996, Department of Conservation, California Department of Geological Survey (located in the EAS library).

The Project site is designated as Mineral Resource Zone (MRZ) 2 classification area by the Department of Conservation - California Department of Geological Survey and the City of San Diego General Plan Conservation Element. MRZ-2 areas are defined as areas underlain by mineral deposits where geologic information shows that significant measured or indicated resources are present. A typical MRZ-2 area includes an operating mine or extensive sampling that indicates the presence of a significant mineral deposit. However, the site is urban, currently the location of existing development, and does not have an operating mine, sampling, or availability of a known mineral resource that would be of value to the region and the residents of the State per the City of San Diego's General Plan. Therefore, there would be no impacts associated with mineral resources due to implementation of the Project.

6.3 POPULATION AND HOUSING

There are no City Significance Determination Thresholds related to population and housing. However, CEQA Guidelines Appendix G state that a significant impact related to population and housing may result if the Project would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The Project site is currently the location of existing and approved recreational and commercial development and does not contain any housing or associated permanent population that could be displaced. Similar to existing conditions and operations, there would be temporary on-site population associated with attendance at stadium events at the site during operation of the Project. In addition, per the City of San Diego's General Plan and City of San Diego's Zoning Code, the site is not designated or zoned for housing that could result in future permanent population or housing. Furthermore, during the five-year construction period, construction workers would consist of approximately 80 full-time employees per day. The addition of such construction jobs would be temporary and would draw from the existing San Diego area labor force and, thus, would not result in substantial population growth. Therefore, there would not be a significant impact associated with population and housing due to implementation of the Project.

6.4 GROWTH INDUCING IMPACTS

For the purposes of the Project, a growth inducing impact is considered significant if the Project would:

- Induce substantial population growth in an area, (for example, by proposing new homes and commercial or industrial businesses beyond the land use density/intensity envisioned in the community plan)?
- Substantially alter the planned location, distribution, density, or growth rate of the population of an area?
- Include extensions of roads or other infrastructure not assumed in the community plan or adopted Capital Improvements Project list, when such infrastructure exceeds the needs of the project and could accommodate future developments?

The Project would be located on a currently developed site within the City of San Diego. The site is surrounded by existing infrastructure and both existing and planned development.

Development of the Project would not require upgrades to the existing infrastructure. The sanitary sewer lines that serve the existing Qualcomm Stadium would need to be redirected to the new stadium, northeast of the existing stadium, but would not need to be upgraded as part of a larger Citywide improvement plan to support existing and planned future development. Therefore, it will not include any significant expansion that would facilitate growth in other areas of the City.

The Project would place a new 68,000-seat stadium in the parking lot of the existing Qualcomm Stadium. The Project would be compatible with the surrounding industrial and commercial land uses and would not pressure adjacent industrial properties to redevelop with new or different land uses. The Project is not wholly compatible with the nearby residential neighborhoods due to noise issues during large scale stadium events (see Section 4.10, Noise). These neighborhoods are, however, already impacted by noise associated with I-15 and I-8 as well as events (approximately 230 event days per year in the past 5 years) of the existing Qualcomm Stadium. Therefore, it is not anticipated that nearby residents would relocate

During the five-year construction period, construction workers would consist of approximately 80 full-time employees per day. The addition of such construction jobs could be supported by the skill sets available in the San Diego area's labor pool. Therefore, the Project construction impact related to induced employment growth would be beneficial.

The Project would not significantly impact the permanent jobs/housing balance, as the new stadium would replace the same stadium-associated jobs. Workers would also maintain the same commute from other areas of the City and County. As discussed above, would draw from the existing San Diego area labor force new housing would not be needed to support the Project. Furthermore, the new stadium would not alter the population growth rate of San Diego. Therefore, the Project would not have a significant operational growth inducing impact.