

## **Appendix N**

### **CPU Land Use Projections and Analysis for Sports Arena Site**



## **APPENDIX N**

# **Land Use Projections and Impact Analysis for Proposed Project, Alternative 1, and Alternative 2 With Sports Arena Future Land Use Assumption**

## **N.1 Overview**

### **a. Land Use Projections**

The land use projections developed for the proposed CPU and alternatives provide an estimated total of potential dwelling units that could develop at build-out. For the purpose of the environmental analysis, build-out is assumed at the year 2035. With regard to residential uses, the total dwelling unit yield derived from multiplication of each site by the proposed maximum permitted residential density was determined to be the most reasonably foreseeable future build-out projection for the purposes of environmental analysis. The maximum permitted dwelling units figure is reasonably foreseeable because required infrastructure (streets and utilities) is in place and recent trends reflect maximum residential development potential due to the cost of land and the demand for housing. There could be sites which could encounter conditions that limit residential development to below the maximum permitted density, such as the presence of environmental or regulatory constraints (high water table, Coastal Height Limit Overlay Zone, etc.). There could also be developments within the proposed CPU area on sites with land use designations that permit mixed uses which incorporate solely non-residential uses, and developments which could use the state and City affordable housing density bonus program and could exceed the proposed maximum permitted residential densities. Therefore, the use of the state and City affordable housing density bonus program is included in the proposed CPU and alternatives build-out assumptions. The maximum permitted residential density projection is a realistic approximation of the dwelling unit growth that will result from implementation of the proposed CPU, which also reflects a conservative approach that does not underestimate impacts.

The proposed CPU and alternatives contain density ranges with maximum and minimum units per acre for residential designations and maximum density without a minimum density for commercial and business park designations. The proposed CPU and alternatives maximum allowed densities correspond to the maximums allowed by proposed zoning. Dwelling units represent multi-family residences, such as apartments, condominiums, townhomes, or mixed with commercial uses. The assumptions used to determine the residential development potential for the proposed CPU and alternatives used 100 percent of the maximum density of the proposed CPU land use designation for residential, commercial, and business park. The proposed CPU and alternatives also assumed that existing multifamily developments would remain or redevelop at the existing densities. The maximum density was calculated for each parcel using the maximum allowed density to determine the number of dwelling units expected.

## **b. Impact Analysis for Proposed Project, Alternative 1, and Alternative 2 With Sports Arena Future Land Use Assumption**

Under the land use maps for the proposed project (see Figure 3-1 in Section 3.4.1.1), Alternative 1 (see Figure 8-2 in Section 8.2), and Alternative 2 (see Figure 8-3 in Section 8.3), the land use designation for the City-owned parcels within the Sports Arena Community Village (Community Commercial – Residential Permitted (0-44 dwelling units per acre)) would permit a range of future land uses. For the environmental review purposes of this PEIR, two different future land use assumptions were prepared for the City-owned parcels within the Sports Arena Community Village under the proposed project, Alternative 1, and Alternative 2. The “With Sports Arena” future land use assumption retains an arena use (within the existing structure, a renovated structure, or a rebuilt structure) in conjunction with infill commercial retail, office, and residential uses. The With Sports Arena future land use assumptions have also been analyzed under CEQA; this analysis can be found in this Appendix to the PEIR.

The “Without Sports Arena” future land use assumption replaces the Sports Arena use with commercial retail, office, and residential uses. For the purposes of transportation, noise, and air quality analysis, the Without Sports Arena future land use assumption would generate more future vehicle trips. Therefore, the future land use assumptions Without Sports Arena are analyzed in this PEIR as the proposed project.

Both the future land use assumptions With Sports Arena and Without Sports Arena would be allowed by the proposed Community Commercial – Residential Permitted (0-44 dwelling units per acre) land use designation for the City-owned parcels in the Sports Arena Community Village. The adoption of the proposed project, Alternative 1, or Alternative 2 would not preclude an arena use. A future specific plan or development plan with a master planned development permit for the City-owned parcels within the Sports Arena Community Village would require additional analysis if the proposed development exceeded the amount of development analyzed in this PEIR under the proposed project or Alternatives 1 or 2.

A summary of the impacts for the future land use assumption With Sports Arena land use are found in table N-1 below.

**Table N-1**  
**Matrix Comparison of Proposed Project and Alternatives 1 and 2 With and Without Sports Arena Land Use**

Environmental Issue Area	Proposed Project (Without Sports Arena Land Use)	Proposed Project With Sports Arena Land Use	Alternative 1		Alternative 2	
			Without Sports Arena Land Use	With Sports Arena Land Use	Without Sports Arena Land Use	With Sports Arena Land Use
Land Use	LS	LS (=)	LS (>)	LS (>)	LS (>)	LS (>)
Transportation and Circulation	SU - Traffic Circulation LS - Alternative Transportation	SU (=) Traffic Circulation LS (=) Alternative Transportation	SU (<) Traffic Circulation LS (=) Alternative Transportation	SU (<) Traffic Circulation LS (=) Alternative Transportation	SU (=) Traffic Circulation LS (=) Alternative Transportation	SU (=) Traffic Circulation LS (=) Alternative Transportation
Historical and Tribal Cultural Resources	SU	SU (<) Historical SU (=) Tribal Cultural and Archaeological	SU (=)	SU (<) Historical SU (=) Tribal Cultural and Archaeological	SU (=)	SU (<) Historical SU (=) Tribal Cultural and Archaeological
Geologic Conditions	LS	LS (=)	LS (=)	LS (=)	LS (=)	LS (=)
Noise	SU	SU (=)	SU (=)	SU (=)	SU (=)	SU (=)
Health and Safety	LS	LS (=)	LS (=)	LS (=)	LS (=)	LS (=)
Hydrology/Water Quality	LS	LS (=)	LS (=)	LS (=)	LS (=)	LS (=)
Visual Effects and Neighborhood Character	LS	LS (=)	LS (=)	LS (=)	LS (=)	LS (=)
Air Quality	LS	LS (=)	LS (<)	LS (<)	LS (>)	LS (>)
Greenhouse Gas Emissions	LS	LS (=)	LS (>)	LS (>)	LS (>)	LS (>)
Public Services and Facilities	LS	LS (<)	LS (<)	LS (<)	LS (<)	LS (<)

**Table N-1**  
**Matrix Comparison of Proposed Project and Alternatives 1 and 2 With and Without Sports Arena Land Use**

Environmental Issue Area	Proposed Project (Without Sports Arena Land Use)	Proposed Project With Sports Arena Land Use	Alternative 1		Alternative 2	
			Without Sports Arena Land Use	With Sports Arena Land Use	Without Sports Arena Land Use	With Sports Arena Land Use
Public Utilities	LS	LS (<)	LS (<)	LS (<)	LS (<)	LS (<)
Biological Resources	LS	LS (=)	LS (=)	LS (=)	LS (=)	LS (=)
Paleontological Resources	SU	SU (=)	SU (=)	SU (=)	SU (=)	SU (=)
Notes: SU = Significant and Unavoidable (for the issue that results in the impact); LS = Less than Significant = Impacts the same/similar to the Proposed Project; < Impact less than the Proposed Project; > Impacts greater than the Proposed Project.						

## **N.2 Proposed Project With Sports Arena Future Land Use Assumption**

### **N.2.1 Description**

The proposed project “With Sports Arena” future land use assumption is the same as the proposed project, but assumes the retention of a sports arena land use within the existing Sports Arena Community Village instead of the replacement of the sports arena use with other land uses as assumed under the proposed project. The proposed project With Sports Arena also assumes that infill development would occur within the Sports Arena Community Village in conjunction with the continuation of the sports arena land use. This would result in a slightly less density/intensity of land use as a result of a slightly smaller number of dwelling units, slightly smaller household population, and slightly smaller average daily traffic when compared to the proposed project Without Sports Arena future land use assumption. The proposed project With Sports Arena future land use assumption includes all the elements, goals, and policies in the proposed Midway-Pacific Highway Community Plan and the other discretionary actions included in the proposed project.

The total projected household population under the proposed project With Sports Arena future land use assumption would be 930 persons less than under the proposed project Without Sports Arena future land use assumption. Table N-2 shows the differences between dwelling units and commercial square footage between proposed project With Sports Arena and the proposed project Without Sports Arena future land use assumption. The plan land use map in the proposed project would provide for either future land use assumption to occur (With Sports Arena or Without Sports Arena). Refer to Figure 3-1 in Chapter 3, Project Description, for the proposed project plan land use map.

### **N.2.2 Analysis of Proposed Project with Sports Arena Future Land Use Assumption**

#### **a. Land Use**

The proposed project With Sports Arena future land use assumption would include the same land uses proposed under the proposed project without Sports Arena future land use assumption, but assumes the retention of an arena land use on the Sports Arena site as well as infill development on the City-owned property in conjunction with the arena use. It also includes all elements, goals, and policies in the proposed Midway-Pacific Highway Community Plan. Land use impacts under the proposed project With Sports Arena future land use assumption would be similar to the anticipated impacts of the proposed project Without Sports Arena future land use assumption.

Additionally, the proposed project With Sports Arena would not conflict with adopted land use plans, policies, or ordinances, and would result in a less than significant land use impact overall. Thus, land use impacts of the proposed project With Sports Arena future land use assumption would be less than significant and similar to the proposed project Without Sports Arena future land use assumption.

**Table N-2**  
**Comparison of the Proposed Project Future Land Use Projections**  
**With Sports Arena and Without Sports Arena**

Proposed Project With Sports Arena				Proposed Project Without Sports Arena			
Land Use	Acres	Dwelling Units	Floor Area	Land Use	Acres	Dwelling Units	Floor Area
Education	17.1	0	186,873	Education	17.1	0	186,873
Industrial	44.1	0	2,288,259	Industrial	44.1	0	2,288,259
Institutional	27.7	0	733,213	Institutional	27.7	0	733,213
Military	447.1	0	2,234,370	Military	447.1	0	2,234,370
Multi-Family Residential	101.3	3,590	0	Multi-Family Residential	125.4	4,285	0
Office Commercial	110.7	3,025	1,891,427	Office Commercial	113.7	3,025	1,915,423
Parking	9.8	0	0	Parking	9.8	0	0
Parks	27.8 <sup>1</sup>	0	0	Parks	27.8 <sup>1</sup>	0	0
Retail Commercial	192.2	4,405	2,274,828	Retail Commercial	189.1	4,275	2,227,328
Single-Family Residential	0	0	0	Single-Family Residential	0	0	0
Stadium/Arena	24.1	165	150,000	Stadium/Arena	0	0	0
Transportation	302.9	0	0	Transportation	302.9	0	0
Utilities	2.5	0	0	Utilities	2.5	0	0
Visitor Commercial	16.7	0	505,750	Visitor Commercial	16.7	0	505,750
Vacant	0	0	0	Vacant	0	0	0
<b>Grand Totals</b>	<b>1,324</b>	<b>11,185</b>	<b>10,264,720</b>	<b>Grand Totals</b>	<b>1,324</b>	<b>11,585</b>	<b>10,091,215</b>
Estimated Future Population	26,140			Estimated Future Population	27,070		

<sup>1</sup> In addition to total shown, planned parks in the proposed project include a 1.5 acre joint use facility at Dewey Elementary School, and 0.55 acres just north of the proposed CPU area along the San Diego River Park Pathway within Mission Bay Park. Total proposed park space for the project is 29.86 acres.

## **b. Transportation and Circulation**

The proposed project With Sports Arena future land use assumption would generate slightly less vehicular trips than the proposed project Without Sports Arena future land use assumption as it allows for slightly less residential development compared to the proposed project. The TIS for the proposed project With Sports Arena future land use assumption, dated May 2017 and produced by Chen Ryan Associates (included as Appendix B-5 of this PEIR), summarizes the results of the traffic evaluation to reflect densities proposed by this alternative.

Like the proposed project Without Sports Arena future land use assumption, the proposed project With Sports Arena future land use assumption would result in significant and unavoidable impacts to roadways, intersections, and freeway segments and ramp meters. Although there would be a lesser number of vehicular trips than the proposed project, the proposed project With Sports Arena future land use assumption would result in the same significantly impacted roadways, intersections, and freeway segments and ramp meters as the proposed project Without Sports Arena future land use assumption. Additionally, with the assumed retention of a sports arena/entertainment use at the Sports Arena Community Village, it is important to note that there may be different traffic patterns, with heavier traffic volumes during event times, which would not occur under the proposed project. The proposed project Without Sports Arena future land use assumption would not result in event traffic patterns as the sports arena use would be replaced with mixed commercial and residential land uses, which would result in traffic patterns characteristic of AM and PM peak hours. Therefore, traffic volumes under the proposed project With Sports Arena future land use assumption would be essentially the same as the proposed project Without Sports Arena future land use assumption, except that higher traffic volumes would occur at different times. Compared to the proposed project Without Sports Arena future land use assumption, impacts to roadway and freeway facilities under the proposed project With Sports Arena future land use assumption would be similar to the proposed project.

Regarding consistency with applicable plans and policies related to alternative transportation, the proposed project With Sports Arena future land use assumption would include the same planned mobility improvements and same Mobility and Conservation Policies as in the proposed project, including the policies that support increasing and improving pedestrian, bicycle, and transit facilities and infrastructure within the proposed CPU area consistent with SANDAG's RP, the City's General Plan, and the City's Climate Action Plan (CAP). Thus, similar to the proposed project Without Sports Arena future land use assumption, the proposed project With Sports Arena future land use assumption would not result in significant impacts related to conflicts with plans and policies addressing alternative transportation.

## **c. Historical and Tribal Cultural Resources**

As with the proposed project Without Sports Arena future land use assumption, the proposed project With Sports Arena future land use assumption would rely on the SDMC to provide for the regulation and protection of designated and potential historical resources. However, even with SDMC regulations, it is impossible to ensure the successful preservation of all historic built environment resources within the proposed CPU area. Thus, potential impacts to individual historic resources could occur where implementation of the proposed project With Sports Arena future land use assumption would result in increased development potential. Thus, impacts would be considered significant. The mitigation framework identified for the proposed project combined with the proposed Midway-Pacific Highway

Community Plan policies promoting the identification and preservation of historical resources would reduce the program-level impact related to historical resources of the built environment. However, even with implementation of the mitigation framework (mitigation measures HIST 5.3-1 and HIST 5.3-2), the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Therefore, as with the proposed project Without Sports Arena future land use assumption, where increases in density are proposed beyond the adopted Community Plan and current zoning, potential impacts to individual historic buildings, structures, objects, or sites would be considered significant and unavoidable.

The proposed project With Sports Arena future land use assumption assumes the retention of a sports arena/entertainment use on the existing San Diego Sports Arena site within the existing structure, a renovated structure, or a rebuilt structure. While this scenario includes the potential to renovate or demolish the existing, potentially historic San Diego Sports Arena, there is the potential to retain elements of the potentially historic resource more so than the proposed project which assumes the replacement of the San Diego Sports Arena with other commercial and residential land uses. Nonetheless, any new development that would renovate or demolish the existing San Diego Sports Arena would require a separate environmental review to identify potential impacts associated with historical resources. Therefore, potential impacts to historical resources from implementation of the proposed project With Sports Arena future land use assumption would be significant and unavoidable and slightly less than the proposed project.

As with the proposed project Without Sports Arena future land use assumption, future development under the proposed project With Sports Arena future land use assumption has the potential to result in significant direct and/or indirect impacts to tribal cultural and prehistoric archaeological resources. Implementation of future projects under this scenario would require adherence to all applicable guidelines further described in Section 5.3, Historical and Tribal Cultural Resources. The extent of impacts to tribal cultural and prehistoric archaeological resources resulting from implementation of this alternative would be similar to those identified for the proposed project as there is limited undeveloped land. However, similar to the proposed project Without Sports Arena future land use assumption, while existing regulations (including the SDMC) and proposed Community Plan policies would provide for the regulation and protection of tribal cultural and prehistoric archaeological resources and human remains, it is impossible to ensure the successful preservation of all tribal cultural and prehistoric archaeological resources. As with the proposed project, implementation of the proposed project With Sports Arena future land use assumption would result in potentially significant impacts related to tribal cultural and prehistoric archaeological resources at the program level and impacts would be similar to the project.

#### **d. Geologic Conditions**

Impacts from the proposed project With Sports Arena future land use assumption would be similar to those of the proposed project Without Sports Arena future land use assumption. Potential impacts related to seismic and geologic hazards, or to the instability of geological units and soils would be avoided or reduced to less than significant through adherence to existing state and local regulations, including the California Building Code, the SDMC, and the Seismic Hazards Mapping Act. Where required, site-specific geotechnical investigations would be conducted to identify and evaluate seismic hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy. Similarly, development project-level compliance with City-mandated grading requirements, and, if necessary,

NPDES General Construction Storm Water Permit provisions and a prepared site-specific Storm water Pollution Prevention Plan would ensure that future grading and construction activities would avoid significant soil erosion impacts. Since the regulatory framework would apply to the proposed project With Sports Arena future land use assumption, impacts would be the same as the proposed project Without Sports Arena future land use assumption.

#### **e. Noise**

Noise impacts under the proposed project With Sports Arena future land use assumption would be similar to the anticipated impacts of the proposed project Without Sports Arena future land use assumption because, like the proposed project Without Sports Arena future land use assumption, it would permit development that would be subject to ambient noise increases and traffic noise as the planning area is further developed. The proposed project With Sports Arena future land use assumption would result in slightly lower residential development potential and average daily trips; therefore, there would be no increase in traffic noise compared to the proposed project Without Sports Arena future land use assumption. The proposed project With Sports Arena future land use assumption incorporates the proposed Midway-Pacific Highway Community Plan policies intended to improve compatibility with and implement the General Plan Noise Element policies, and future development implemented under both the proposed project With Sports Arena future land use assumption and the proposed project Without Sports Arena future land use assumption would be required to comply with applicable City and State noise regulations including Title 24 building code requirements. The noise impacts of the proposed project With Sports Arena future land use assumption would be similar to the proposed project Without Sports Arena future land use assumption and both would result in significant and unavoidable impacts related to ambient noise increases, traffic noise exposure, and construction vibration impacts.

#### **f. Health and Safety**

Impacts from the proposed project With Sports Arena future land use assumption would be similar to the proposed project Without Sports Arena future land use assumption. Future development under the proposed project With Sports Arena future land use assumption has the potential to result in exposure to hazardous materials, wastes, or emissions; airport hazards; and fire hazards. As the proposed project With Sports Arena future land use assumption would result in a slightly lower household population growth than the proposed project Without Sports Arena future land use assumption, there would be fewer people exposed to these potential hazards. Federal, state and local regulations that serve to reduce impacts a less-than-significant level for the proposed project would also address impacts under the proposed project With Sports Arena future land use assumption. Overall, impacts would be less than significant and similar to those anticipated under the proposed project Without Sports Arena future land use assumption.

#### **g. Hydrology/Water Quality**

The land use pattern for the proposed project With Sports Arena future land use assumption is generally the same as for the proposed project Without Sports Arena future land use assumption as there would be similar amounts of impervious pavement. Future development under both the proposed project With Sports Arena future land use assumption and the proposed project Without Sports Arena future land use assumption would be required to comply with existing federal, state, and local regulations relative to

runoff and water quality at the project level, which would preclude the potential for hydrology and water quality impacts. Thus impacts of the proposed project With Sports Arena future land use assumption would be less than significant and would be similar to the proposed project Without Sports Arena future land use assumption.

## **h. Visual Effects and Neighborhood Character**

Potential visual effects and impacts to neighborhood character under the proposed project With Sports Arena future land use assumption would be similar to those anticipated under the proposed project Without Sports Arena future land use assumption. As both the proposed project with Sports Arena future land use assumption and the proposed project Without Sports Arena future land use assumption would include the same land use and urban design policies, they would generally produce similar bulk and scale of development. Therefore, the overall impact in the community would be less than significant and similar to the proposed project Without Sports Arena future land use assumption.

## **i. Air Quality**

Air quality impacts under the proposed project With Sports Arena future land use assumption would be similar to the anticipated impacts of the proposed project Without Sports Arena future land use assumption due to similar projected amounts of future residential and non-residential development. As discussed previously in Section 5.9, mobile source emissions make up approximately 60 percent of the total NO<sub>x</sub>, 69 percent of the total CO, and 89 percent of the total PM<sub>10</sub> daily emissions associated with the proposed project Without Sports Arena future land use assumption. The proposed project With Sports Arena future land use assumption would generate less than one percent fewer vehicle miles traveled than the proposed project Without Sports Arena future land use assumption; thus, daily operational emissions are anticipated to be similar to the impacts for the proposed project Without Sports Arena future land use assumption. Thus, like the proposed project Without Sports Arena future land use assumption, the proposed project With Sports Arena future land use assumption would not conflict with or obstruct implementation of the applicable air quality plan nor would it result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation because the land uses under existing community plan would be consistent with the RAQS. Like the proposed project Without Sports Arena future land use assumption, the proposed project With Sports Arena future land use assumption would not create objectionable odors affecting a substantial number of people, and the residents would not be impacted by any existing odor sources. Therefore, air quality impacts would be less than significant and similar to the proposed project Without Sports Arena future land use assumption.

## **j. Greenhouse Gas Emissions**

GHG impacts under the proposed project With Sports Arena future land use assumption would be similar to the anticipated impacts of the proposed project Without Sports Arena future land use assumption due to similar projected amounts of future residential and non-residential development. As discussed previously under air quality, the proposed project With Sports Arena future land use assumption would generate less than one percent fewer vehicle miles traveled than the proposed project Without Sports Arena future land use assumption; thus, daily operational emissions are anticipated to be similar to the proposed project Without Sports Arena future land use assumption. The proposed project With Sports Arena future land use assumption contains the proposed Midway-Pacific Highway Community Plan

policies intended to improve compatibility with and implement the General Plan City of Villages and CAP strategies. The proposed project With Sports Arena future land use assumption would not conflict with plans or policies adopted for the purpose of reducing GHG emissions; thus, would result in a less than significant GHG impact overall. Thus, GHG impacts of the proposed project With Sports Arena future land use assumption would be less than significant and similar to the proposed project Without Sports Arena future land use assumption.

## **k. Public Services and Facilities**

Impacts to public services and facilities under the proposed project With Sports Arena future land use assumption would be less than the anticipated impacts associated with the proposed project Without Sports Arena because the anticipated household population of the proposed project With Sports Arena in 2035 (26,140 people) is slightly less than the anticipated household population of the proposed project in 2035 (27,070 people). For police and fire protection services, as population growth occurs (current population is 4,670 people), there will be a need for new or expanded services. While the proposed project With Sports Arena could result in the demand for new or altered police and fire protection services, the existing DIF framework in place would require future residential and non-residential development projects within the community to pay fees for future facility needs under both the proposed project With Sports Arena future land use assumption and the proposed project Without Sports Arena future land use assumption. Similarly, for both the proposed project With Sports Arena future land use assumption and the proposed project Without Sports Arena future land use assumption, future residential development projects would be required to pay required school fees which would mitigate for the potential impacts to schools to less than significant. Both the proposed project With Sports Arena future land use assumption and the proposed project Without Sports Arena future land use assumption would also include financing mechanisms to provide for libraries. At the program level, the proposed increase in population under both the proposed project With Sports Arena and Without Sports Arena would not require new police, fire protection, library, and school facilities. Further, the proposed project With Sports Arena and the proposed project Without Sports Arena do not include the construction of police, fire protection, library, or school facilities.

In the case of both the proposed project With Sports Arena future land use assumption and the proposed project Without Sports Arena future land use assumption there would be a deficit in planned population-based parks based on General Plan standards. The proposed project With Sports Arena future land use assumption incorporates the same proposed future parks and recreation facilities as the proposed project Without Sports Arena future land use assumption. The population-based parks deficit for the proposed project With Sports Arena (43.33 acres) future land use assumption would be slightly less than the deficit for the proposed CPU (45.94 acres). Implementation of both the proposed project With or Without Sports Arena would provide policy support for increasing the acreage of population-based parks in the proposed CPU area, but does not propose construction of new facilities. Thus, impacts to public services and facilities for the proposed project With Sports Arena future land use assumption would be less than significant and slightly less than the proposed project Without Sports Arena future land use assumption.

## **I. Public Utilities**

Impacts to public utilities under the proposed project With Sports Arena future land use assumption would be similar to the anticipated impacts under the proposed project Without Sports Arena future land use

assumption. Like the proposed project Without Sports Arena future land use assumption, the proposed project With Sports Arena future land use assumption contains the proposed Community Plan policies intended to improve compatibility with and implement the General Plan and CAP. As discussed in Section 5.12, Public Utilities, the implementation of the proposed project would not result in significant impacts to storm water, sewer, water, communications, or solid waste and recycling. No public utilities are proposed for construction in conjunction with implementation of the proposed project With Sports Arena or Without Sports Arena; however, plans and programs are in place Citywide to maintain and upgrade storm water, sewer, communications, and solid waste and recycling utilities. Additionally, infrastructure improvements would adhere to existing regulations and General Plan and proposed CPU policies. As the household population in the proposed project With Sports Arena future land use assumption would be less than the proposed project Without Sports Arena future land use assumption (930 persons less), impacts to storm water, sewer, water, communications, and solid waste and recycling would be slightly less.

### **m. Biological Resources**

Like the proposed project Without Sports Arena future land use assumption, the proposed project With Sports Arena future land use assumption would result in land uses changes that would affect primarily developed areas; and therefore, would result in similar impacts to biological resources as those anticipated under the proposed project Without Sports Arena future land use assumption. Implementation of the proposed project With Sports Arena future land use assumption would also be required to adhere to all applicable federal, state, and local regulations regarding the protection of biological resources, as for all subsequent development project submittals under the proposed project Without Sports Arena future land use assumption. Therefore, impacts under the proposed project With Sports Arena future land use assumption would be similar to those identified for the proposed project Without Sports Arena future land use assumption and would be less than significant.

### **n. Paleontological Resources**

As with the proposed project Without Sports Arena future land use assumption, future development under the proposed project With Sports Arena future land use assumption has the potential to result in significant direct and/or indirect impacts to paleontological fossil resources. Implementation of future projects under the proposed project With Sports Arena future land use assumption would require adherence to all applicable guidelines further described in Section 5.14, Paleontological Resources. The extent of impacts to paleontological resources resulting from implementation of the proposed project With Sports Arena future land use assumption would be similar to those identified for the proposed project Without Sports Arena future land use assumption, because the extent and areas of disturbance by development would be generally the same and only the land use would change. As with the proposed project Without Sports Arena future land use assumption, implementation of the proposed project With Sports Arena future land use assumption would result in potentially significant impacts related to paleontological resources at the program level. Strict adherence to the Mitigation Framework (see Section 5.14.5) would still be required to reduce potential impacts; however impacts associated with future ministerial development would remain significant and unavoidable, the same as the proposed project Without Sports Arena future land use assumption.

## **N.3 Alternative 1 With Sports Arena Future Land Use Assumption**

### **N.3.1 Description**

Alternative 1 With Sports Arena future land use assumption is the same as Alternative 1 Without Sports Arena future land use assumption, but assumes the retention of a sports arena land use on the existing Sports Arena city owned land site instead of the replacement of the sports arena use with other land uses as assumed under Alternative 1 Without Sports Arena future land use assumption. Alternative 1 With Sports Arena incorporates the land uses proposed in the November 2013 Draft Community Plan which, compared to the adopted 1991 Midway/Pacific Highway Corridor Community Plan, would redistribute planned residential units into mixed-use villages located closer to transit. This would include locating Community Commercial – Residential Permitted, Business Park – Residential Permitted, and Mixed Commercial Residential land uses in the Sports Arena Community Village along Sports Arena Boulevard; in the Kemper Neighborhood Village near Midway Drive; in the Dutch Flats Urban Village near the intersection of Barnett Avenue and Pacific Highway; and in the Hancock Transit Corridor between Pacific Highway and Interstate 5 northwest of Washington Street. Alternative 1 With Sports Arena future land use assumption also assumes that infill development would occur on the San Diego Sports Arena City-owned property site in conjunction with the continuation of the sports arena land use. Alternative 1 With Sports Arena future land use assumption and Alternative 1 Without Sports Arena future land use assumption includes all the policies in the proposed Midway-Pacific Highway Community Plan and the other discretionary actions included in the proposed project.

Table N-3 presents a summary comparison of the future land use assumptions for residential capacity and reasonably anticipated non-residential development for the proposed project and Alternative 1 With and Without Sports Arena. As shown, Alternative 1 With Sports Arena future land use assumption would reduce the number of dwelling units and result in a slight decrease non-residential development potential. This would result in a slightly less density/intensity of land use as a result of a slightly smaller number of dwelling units, slightly smaller population, and slightly smaller average daily traffic when compared to the Alternative 1 Without Sports Arena future land use assumption. The total projected population under Alternative 1 With Sports Arena future land use assumption would be 1,165 persons less than under Alternative 1 Without Sports Arena future land use assumption and 14,565 persons less than under the proposed project Without Sports Arena future land use assumption.

Refer to Figure 8-2 in Section 8.2 for the Alternative 1 land use map, which would provide for either the Alternative 1 With Sports Arena future land use assumption or the Alternative 1 Without Sports Arena future land use assumption to occur.

**Table N-3**  
**Comparison of Alternative 1 With and Without Sports Arena Land Use and the Proposed Project**

Alternative 1							Proposed Project						
Land Use	With Sports Arena Land Use			Without Sports Arena Land Use			Land Use	With Sports Arena Land Use			Without Sports Arena Land Use		
	Acres	Dwelling Units	Floor Area	Acres	Dwelling Units	Floor Area		Acres	Dwelling Units	Floor Area	Acres	Dwelling Units	Floor Area
Education	17.1	0	186,873	17.1	0	186,873	Education	17.1	0	186,873	17.1	0	186,873
Industrial	53.0	0	1,806,608	53.0	0	1,806,608	Industrial	44.1	0	2,288,259	44.1	0	2,288,259
Institutional	27.7	0	733,213	27.7	0	733,213	Institutional	27.7	0	733,213	27.7	0	733,213
Military	447.1	0	2,234,370	447.1	0	2,234,370	Military	447.1	0	2,234,370	447.1	0	2,234,370
Multi-Family Residential	83.5	2,166	0	107.6	2,666	0	Multi-Family Residential	101.3	3,590	0	125.4	4,285	0
Office Commercial	88.5	1,520	1,364,636	88.5	1,520	1,364,636	Office Commercial	110.7	3,025	1,891,427	113.7	3,025	1,915,423
Parking	22.5	0	0	22.5	0	0	Parking	9.8	0	0	9.8	0	0
Parks	27.8 <sup>1</sup>	0	0	27.8 <sup>1</sup>	0	0	Parks	27.8 <sup>1</sup>	0	0	27.8 <sup>1</sup>	0	0
Retail Commercial	210.7	1,664	2,565,465	210.7	1,664	2,565,465	Retail Commercial	192.2	4,405	2,274,828	189.1	4,275	2,227,328
Single-Family Residential	0	0	0	0	0	0	Single-Family Residential	0	0	0	0	0	0
Stadium/Arena	24.1	0	150,000	0	0	0	Stadium/Arena	24.1	165	150,000	0	0	0
Transportation	302.9	0	0	302.9	0	0	Transportation	302.9	0	0	302.9	0	0
Utilities	2.5	0	0	2.5	0	0	Utilities	2.5	0	0	2.5	0	0
Visitor Commercial	16.7	0	505,750	16.7	0	505,750	Visitor Commercial	16.7	0	505,750	16.7	0	505,750
Vacant	0	0	0	0	0	0	Vacant	0	0	0	0	0	0
<b>Grand Totals</b>	<b>1,324</b>	<b>5,350</b>	<b>9,546,915</b>	<b>1,324</b>	<b>5,850</b>	<b>9,396,915</b>	<b>Grand Totals</b>	<b>1,324</b>	<b>11,185</b>	<b>10,264,720</b>	<b>1,324</b>	<b>11,585</b>	<b>10,091,215</b>
Estimated Future Household Population	12,505			13,670			Estimated Future Household Population	26,140			27,070		

<sup>1</sup> In addition to total shown, planned parks in the proposed project and Alternative 1 include a 1.5 acre joint use facility at Dewey Elementary School, and 0.55 acres just north of the proposed CPU area along the San Diego River Park Pathway within Mission Bay Park. Total proposed park space for the project and Alternative 1 is 29.86 acres.

## **N.3.2 Analysis of Alternative 1 With Sports Arena Future Land Use Assumption**

### **a. Land Use**

Alternative 1 With Sports Arena future land use assumption would include the land use map included in the November 2013 Draft Community Plan, which redistributes planned residential units from the Adopted Community Plan into mixed-use villages located close to transit. The November 2013 Draft Community Plan land uses are intended to develop residential land uses within the proposed mixed-use villages and districts in close proximity to transit, as with the proposed project. The primary characteristics of the November 2013 Draft Community Plan land uses when compared to the proposed project land uses are: the designation of the Camino del Rio District for Urban Industrial and Heavy Commercial land uses; the designation of the Kettner District for Heavy Commercial uses; the application of Community Commercial – Residential Prohibited and Heavy Commercial land uses in portions of the Channel and Kurtz Districts; and lower permitted residential densities within the Hancock Transit Corridor village and portions of the Lytton and Cauby Districts. Alternative 1 With Sports Arena future land use assumption incorporates the same overall goals and policies as the proposed project Without Sports Arena future land use assumption, but would result in more land for industrial uses (54.7 acres vs. 44.4 acres under the proposed project) and fewer residential units (5,350 vs. 1,585 dwelling units for the proposed project).

Similar to the land use impacts under Alternative 1 Without Sports Arena, Alternative 1 With Sports Arena would be greater than the anticipated impacts of the proposed project With Sports Arena or Without Sports Arena because it would implement the General Plan's City of Villages strategy to a lesser degree than the proposed project With or Without Sports Arena. Implementation of Heavy Commercial and Urban Industrial land uses in the Camino del Rio, Channel, and Kurtz Districts under Alternative 1 With Sports Arena future land use assumption, as compared to Mixed Commercial Residential land uses and increasing residential densities in the Hancock Transit Corridor as under the proposed project With or Without Sports Arena future land use assumptions, would implement General Plan Policy LU-A.1(d) (Revitalize transit corridors through the application of plan designations and zoning that permits a higher intensity of mixed use development) to a lesser degree than the proposed project With or Without Sports Arena future land use assumptions. Also, despite identifying more land for industrial uses, Alternative 1 With Sports Arena future land use assumption would result in fewer acres and square feet of industrial and office commercial uses combined than under the proposed project With or Without Sports Arena future land use assumptions. Therefore, Alternative 1 With Sports Arena future land use assumption would implement General Plan Policy LU-A.1(b) (Encourage further intensification of employment uses throughout Subregional Employment Districts) to a lesser degree than the proposed project With or Without Sports Arena future land use assumptions.

Although Alternative 1 With Sports Arena future land use assumptions would not conflict with adopted land use plans, policies, or ordinances, and would result in a less than significant land use impact overall, Alternative 1 With Sports Arena future land use assumption would be less compatible than the proposed project (With or Without Sports Arena future land use assumptions) with applicable land use plans and policies. Thus, land use impacts of Alternative 1 With Sports Arena future land use assumption would be less than significant and slightly greater than the proposed project With or Without Sports Arena future land use assumptions. Alternative 1 With Sports Arena future land use assumption would also implement the project objectives to provide housing and commercial uses in proximity to transit and maintain

employment uses including industrial, business park, and commercial office uses to support the City's economy to a lesser degree than the proposed project With or Without Sports Arena future land use assumptions.

## **b. Transportation and Circulation**

Alternative 1 With Sports Arena future land use assumption would generate less vehicular trips than the proposed project With or Without Sports Arena future land use assumptions as it allows for less residential units and less non-residential development than the proposed project With or Without Sports Arena future land use assumptions. The TIS for Alternative 1 With Sports Arena future land use assumption, dated May 2017 and produced by Chen Ryan Associates (included as Appendix B-1 of this PEIR), summarizes the results of the traffic evaluation based on proposed plan land uses and related future land use assumptions.

Similar to the proposed project, Alternative 1 With Sports Arena future land use assumption would result in significant and unavoidable impacts to roadways, intersections, and freeway segments and ramp meters. However, this scenario would result in three less impacted roadway segments than the proposed project With or Without Sports Arena future land use assumptions (four roadway segments would be significantly impacted under Alternative 1 Without Sports Arena future land use assumption and Alternative 1 With Sports Arena future land use assumption whereas seven roadways would be significantly impacted under the proposed project With or Without Sports Arena future land use assumptions). The number of significantly impacted intersections, freeway segments, and freeway ramps would be the same as the proposed project With or Without Sports Arena future land use assumptions. Therefore, impacts to roadway and freeway facilities would be significant and unavoidable, but slightly less than the proposed project With or Without Sports Arena future land use assumptions.

Additionally, Alternative 1 With Sports Arena future land use assumptions incorporates the retention of a sports arena/entertainment use within the San Diego Sports Arena site. Thus, it is important to note that there may be different traffic patterns, with heavier traffic volumes during event times, which would not occur under either Alternative 1 or proposed project Without Sports Arena future land use assumptions. Both the proposed project and Alternative 1 Without Sports Arena future land use assumptions would not result in event traffic patterns as the sports arena use would be replaced with mixed commercial and residential land uses, which would result in traffic patterns characteristic of AM and PM peak hours. Therefore, traffic volumes under Alternative 1 With Sports Arena future land use assumption would be essentially the same as Alternative 1 Without Sports Arena future land use assumption, except that higher traffic volumes would occur at different times. Compared to the proposed project With or Without Sports Arena future land use assumptions, impacts to roadway and freeway facilities under the proposed project With Sports Arena would be similar to the proposed project With or Without Sports Arena future land use assumptions.

Regarding consistency with applicable plans and policies related to alternative transportation, Alternative 1 With Sports Arena future land use assumption would include the same planned mobility improvements and same Mobility and Conservation Policies as in the proposed project With or Without Sports Arena future land use assumptions, including the policies that support increasing and improving pedestrian, bicycle, and transit facilities and infrastructure within the proposed CPU area consistent with the SANDAG's RP, the General Plan, and the CAP. Thus, similar to Alternative 1 Without Sports Arena future

land use assumption and the proposed project With or Without Sports Arena future land use assumptions, Alternative 1 With Sports Arena future land use assumption would not result in significant impacts related to conflicts with plans and policies addressing alternative transportation.

### **c. Historical and Tribal Cultural Resources**

Like the proposed project With or Without Sports Arena future land use assumptions, Alternative 1 With Sports Arena future land use assumption would rely on the SDMC to provide for the regulation and protection of designated and potential historical resources. However, even with SDMC regulations, it is impossible to ensure the successful preservation of all historic built environment resources within the proposed CPU area. Thus, potential impacts to individual historic resources could occur where implementation of Alternative 1 With Sports Arena future land use assumption would result in increased development potential. Thus, impacts would be considered significant. The mitigation framework identified for the proposed project With or Without Sports Arena future land use assumptions combined with the proposed Midway-Pacific Highway Community Plan policies promoting the identification and preservation of historical resources would reduce the program-level impact related to historical resources of the built environment. However, even with implementation of the mitigation framework (mitigation measures HIST 5.3-1 and HIST 5.3-2), the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Therefore, as with the proposed project and Alternative 1 Without Sports Arena future land use assumptions, where increases in density are proposed beyond the adopted Community Plan and current zoning, potential impacts to individual historic buildings, structures, objects, or sites under Alternative 1 With Sports Arena future land use assumption would be considered significant and unavoidable.

Unlike the proposed project and Alternative 1 Without Sports Arena future land use assumptions, Alternative 1 With Sports Arena future land use assumption assumes the retention of a sports arena/entertainment use on the existing San Diego Sports Arena site (city owned parcels) within the existing structure, a renovated structure, or a rebuilt structure. While this scenario includes the potential to renovate and/or demolish the existing, potentially historic San Diego Sports Arena, there is the potential to retain elements of the potentially historic resource to a greater degree than under the proposed project or Alternative 1 With Sports Arena future land use assumptions which assume that the San Diego Sports Arena would be replaced with other commercial and residential land uses. Nonetheless, any new development that would renovate or demolish the existing San Diego Sports Arena would require a separate environmental review to identify potential impacts associated with historical resources. Therefore, potential impacts to historical resources from implementation of Alternative 1 With Sports Arena future land use assumption would be significant and unavoidable and slightly less than the proposed project and Alternative 1 Without Sports Arena future land use assumptions.

As with the proposed project With or Without Sports Arena future land use assumptions, future development under Alternative 1 With Sports Arena future land use assumption has the potential to result in significant direct and/or indirect impacts to tribal cultural and prehistoric archaeological resources. Implementation of future projects under this scenario would require adherence to all applicable guidelines further described in Section 5.3, Historical and Tribal Cultural Resources. The extent of impacts to tribal cultural and prehistoric archaeological resources resulting from implementation of Alternative 1 With Sports Arena future land use assumption would be similar to those identified for the proposed project

With or Without Sports Arena future land use assumptions as there is limited undeveloped land. However, similar to the proposed project With or Without Sports Arena future land use assumptions, while existing regulations (including the SDMC) and proposed Community Plan policies would provide for the regulation and protection of tribal cultural and archaeological resources and human remains, it is impossible to ensure the successful preservation of all tribal cultural and prehistoric archaeological resources. As with the proposed project With or Without Sports Arena future land use assumptions, implementation of Alternative 1 With Sports Arena would result in potentially significant impacts related to tribal cultural and prehistoric archaeological resources at the program level and impacts would be similar to Alternative 1 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

#### **d. Geologic Conditions**

Geologic impacts from implementation of Alternative 1 With Sports Arena future land use assumption would be similar to those of the proposed project With or Without Sports Arena future land use assumptions. Potential impacts related to seismic and geologic hazards, or to the instability of geological units and soils would be avoided or reduced to less than significant through adherence to existing state and local regulations, including the California Building Code, the SDMC, and the Seismic Hazards Mapping Act. Where required, site-specific geotechnical investigations would be conducted to identify and evaluate seismic hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy. Similarly, project-level compliance with City-mandated grading requirements, and, compliance with applicable state and/or federal regulations would ensure that future grading and construction activities would avoid significant soil erosion impacts. These requirements would apply equally to both Alternative 1 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions; thus, impacts would be less than significant and similar to Alternative 1 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

#### **e. Noise**

Noise impacts under Alternative 1 With Sports Arena future land use assumption would be similar to the anticipated impacts of the proposed project With or Without Sports Arena future land use assumptions because, like the proposed project With or Without Sports Arena future land use assumptions, it would permit development that would be subject to ambient noise increases and traffic noise as the planning area is further developed. Alternative 1 With Sports Arena future land use assumption would result in lower development potential and average daily trips, therefore, there would be no increase in traffic noise compared to the proposed project and Alternative 1 Without Sports Arena future land use assumptions. Alternative 1 With Sports Arena contains the proposed Midway-Pacific Highway Community Plan policies intended to improve compatibility with and implement the General Plan Noise Element policies, and future development implemented under both Alternative 1 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions would be required to comply with applicable City and State noise regulations including Title 24 building code requirements. The noise impacts of Alternative 1 With Sports Arena future land use assumption would be similar to Alternative 1 Without Sports Arena future land use assumption and the proposed project With and Without Sports Arena future land use assumptions, and both would result in significant and unavoidable impacts related to ambient noise increases, traffic noise exposure, and construction vibration impacts.

## **f. Health and Safety**

Impacts under Alternative 1 With Sports Arena future land use assumption would be similar to the potential impacts under the proposed project With or Without Sports Arena future land use assumptions. Future development under Alternative 1 With Sports Arena future land use assumption has the potential to result in exposure to hazardous materials, wastes, or emissions, airport hazards, and fire hazards. As Alternative 1 With Sports Arena future land use assumption would result in lower household population growth than the proposed project and Alternative 1 Without Sports Arena future land use assumptions, there would be fewer people exposed to these potential hazards. However, land uses under Alternative 1 With Sports Arena future land use assumption would be similar to the land uses under the proposed project With or Without Sports Arena future land use assumptions. Federal, state and local regulations that serve to reduce impacts a less-than-significant level would also reduce impacts for development under Alternative 1 With Sports Arena future land use assumption. Overall, impacts would be less than significant and similar to Alternative 1 Without Sports Arena future land use assumption and those anticipated under the proposed project With or Without Sports Arena future land use assumptions.

## **g. Hydrology/Water Quality**

The land use pattern and distribution for Alternative 1 With Sports Arena future land use assumption is generally the same as for the proposed project With or Without Sports Arena future land use assumptions; however, there is likely to be less impervious pavement with the redevelopment of land from heavy commercial and light industrial land uses to mixed use in the Camino del Rio, Channel, and Kurtz Districts that is a feature of the proposed project. Future development under both Alternative 1 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions would be required to comply with existing federal, state, and local regulations relative to runoff and water quality at the project level, which would preclude the potential for hydrology and water quality impacts. Thus impacts of Alternative 1 With Sports Arena future land use assumption would be less than significant and would be similar to Alternative 1 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

## **h. Visual Effects and Neighborhood Character**

Potential visual effects and impacts to neighborhood character under Alternative 1 With Sports Arena future land use assumptions would be similar to those anticipated under the proposed project With or Without Sports Arena future land use assumptions. As both Alternative 1 With Sports Arena and the proposed project With and Without Sports Arena future land use assumptions would include the same land use and urban design policies, they would generally produce a similar bulk and scale of development. Therefore, the overall impact in the community would be less than significant and similar to Alternative 1 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

## **i. Air Quality**

Air quality impacts under Alternative 1 With Sports Arena future land use assumption would be slightly less than the anticipated impacts of Alternative 1 and the proposed project Without Sports Arena future land use assumptions due to fewer residential units and less non-residential development than Alternative 1 and the proposed project Without Sports Arena future land use assumptions. As explained previously in

Section 5.9, mobile sources generate the majority of daily operational emissions. Emissions from mobile sources associated with operation of the proposed project are approximately 60 percent of the total NOx, 69 percent of the total CO, and 89 percent of the total PM10 daily emissions. Alternative 1 With Sports Arena future land use assumption would generate approximately 9 percent fewer vehicle miles traveled than the proposed project Without Sports Arena future land use assumption, and thus is anticipated to result in approximately 9 percent less mobile source emissions than the proposed project Without Sports Arena future land use assumption. Like the proposed project With or Without Sports Arena future land use assumptions, Alternative 1 With Sports Arena future land use assumption would not conflict with or obstruct implementation of the applicable air quality plan nor would it result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation because the emissions would be consistent with assumptions and emissions forecasts used in the development of the RAQS. Like the proposed project, Alternative 1 With Sports Arena future land use assumption would not create objectionable odors affecting a substantial number of people, and the residents would not be impacted by any existing odor sources. Therefore, air quality impacts would be less than significant and similar to Alternative 1 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

## **j. Greenhouse Gas Emissions**

GHG impacts under Alternative 1 With Sports Arena future land use assumption would be less than significant and slightly greater than the proposed project With or Without Sports Arena future land use assumptions. Alternative 1 With Sports Arena future land use assumption would incorporate similar overall goals as the proposed project With or Without Sports Arena future land use assumptions, such as locating residential land uses closer to transit and incorporating residential uses within mixed commercial and business park land uses to be consistent with the General Plan's City of Villages strategy and CAP strategies. However, the proposed project With or Without Sports Arena future land use assumptions allows for more residential density, residential units, and office commercial and industrial square footage within proximity to transit than Alternative 1 With Sports Arena. While Alternative 1 With Sports Arena future land use assumption would not conflict with CAP strategies and the General Plan's City of Villages strategy, it would achieve the associated strategies and policies to a lesser extent than the proposed project With or Without Sports Arena future land use assumptions. Thus, although Alternative 1 With Sports Arena future land use assumption would not conflict with adopted plans or policies designed to reduce GHGs, and would result in a less than significant GHG impact overall, Alternative 1 With Sports Arena future land use assumption would be less compatible than the proposed project With or Without Sports Arena future land use assumptions with applicable GHG reduction plans and policies.

## **k. Public Services and Facilities**

Impacts to public services and facilities under Alternative 1 With Sports Arena future land use assumption would be less than the anticipated impacts associated with the proposed project With or Without Sports Arena future land use assumptions because the anticipated household population of the proposed project Without Sports Arena future land use assumption in 2035 (27,070 people) is more than double the anticipated population of Alternative 1 With Sports Arena future land use assumptions in 2035 (12,505 people). For police and fire protection services, as household population growth occurs (existing household population is 4,670), there will be a need for new or expanded services. While Alternative 1 With Sports Arena future land use assumption could result in less demand for new or altered police and

fire protection services than the proposed project, the existing DIF framework in place would require future residential and non-residential development projects within the proposed CPU area to pay fees for future facility needs under both Alternative 1 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions. Similarly, for both Alternative 1 With Sports Arena and the proposed project With or Without Sports Arena future land use assumptions, future residential development projects would be required to pay required school fees which would mitigate for the potential impacts to schools to less than significant. Both Alternative 1 With Sports Arena and the proposed project With or Without Sports Arena future land use assumptions would also include financing mechanisms to provide for libraries. At the program level, the proposed increase in population under both Alternative 1 With Sports Arena and the proposed project With or Without Sports Arena would not require new police, fire protection, library, and school facilities. Further, Alternative 1 With Sports Arena and the proposed project With or Without Sports Arena do not include the construction of police, fire protection, library, or school facilities

Alternative 1 With Sports Arena future land use assumption incorporates the same proposed future parks and recreation facilities as the proposed project. In the case of both Alternative 1 With Sports Arena and the proposed project With or Without Sports Arena future land use assumptions there would be a deficit in planned population-based parks based on General Plan standards. The population-based parks deficit for Alternative 1 With Sports Arena (5.15 acres) would be less than the deficit for the proposed project (45.94 acres). Implementation of both the Alternative 1 With Sports Arena and the proposed project With or Without Sports Arena would provide policy support for increasing the acreage of population-based parks in the proposed CPU area, but does not propose construction of new facilities. Thus, for Alternative 1 With Sports Arena future land use assumption, public facilities and services impacts would be less than significant and less than the proposed project With or Without Sports Arena future land use assumptions.

## **I. Public Utilities**

Impacts to public utilities under Alternative 1 With Sports Arena future land use assumption would be similar to the anticipated impacts under the proposed project With or Without Sports Arena future land use assumptions. Like the proposed project With or Without Sports Arena future land use assumptions, Alternative 1 With Sports Arena future land use assumption contains the proposed Community Plan policies intended to improve compatibility with and implement the General Plan and CAP. As discussed in Section 5.12, Public Utilities, the implementation of the proposed project would not result in significant impacts to storm water, sewer, water, communications, or solid waste and recycling. No public utilities are proposed for construction in conjunction with implementation of Alternative 1 With Sports Arena or the proposed project With or Without Sports Arena; however, plans and programs are in place Citywide to maintain and upgrade storm water, sewer, communications, and solid waste and recycling utilities. Additionally, infrastructure improvements would adhere to existing regulations and General Plan and proposed CPU policies. As the projected household population under Alternative 1 With Sports Arena future land use assumption would be less than the proposed project Without Sports Arena future land use assumption (14,565 persons less), impacts to storm water, sewer, water, communications, and solid waste and recycling would be less than significant and slightly less than Alternative 1 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

## **m. Biological Resources**

Like the proposed project With or Without Sports Arena future land use assumptions, Alternative 1 With Sports Arena future land use assumption would result in land uses changes that would affect primarily developed areas; and therefore, would result in similar impacts to biological resources as those anticipated under the proposed project With or Without Sports Arena future land use assumptions. Implementation of Alternative 1 With Sports Arena future land use assumptions would also be required to adhere to all applicable federal, state, and local regulations regarding the protection of biological resources, as for all subsequent development project submittals under the proposed project. Therefore, impacts under Alternative 1 With Sports Arena future land use assumption would be less than significant and similar to those under the Alternative 1 Without Sports Arena future land use assumption and proposed project With or Without Sports Arena future land use assumptions.

## **n. Paleontological Resources**

As with the proposed project With or Without Sports Arena future land use assumptions, future development under Alternative 1 With Sports Arena future land use assumption has the potential to result in significant direct and/or indirect impacts to paleontological fossil resources. Implementation of future projects under this alternative would require adherence to all applicable guidelines further described in Section 5.14, Paleontological Resources. The extent of impacts to paleontological resources resulting from implementation of the Alternative 1 With Sports Arena future land use assumption would be similar to those identified for the proposed project With or Without Sports Arena future land use assumptions, because the extent and areas of disturbance by development would be generally the same and only the land use designation would differ. As with the proposed project, implementation of Alternative 1 With Sports Arena future land use assumption would result in potentially significant impacts related to paleontological resources at the program level because adherence to the Mitigation Framework (see Section 5.14.5) cannot be guaranteed for ministerial projects that only require a grading permit. Thus impacts of Alternative 1 With Sports Arena future land use assumption would be significant and unavoidable and similar to Alternative 1 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

## **N.4 Alternative 2 With Sports Arena Future Land Use Assumption**

### **N.4.1 Description**

Alternative 2 With Sports Arena future land use assumption is the same as Alternative 2 Without Sports Arena future land use assumption, but assumes the retention of a sports arena land use on the existing San Diego Sports Arena site (City-owned parcels) instead of the replacement of the sports arena use with other land uses as assumed under Alternative 2 Without Sports Arena future land use assumption. Alternative 2 With Sports Arena future land use assumption would increase planned residential density in the Sports Arena Community Village and Hancock Transit Corridor, as well as portions of the Rosecrans, Cauby, Camino del Rio, Kurtz, Lytton, and Kettner Districts compared to the adopted Community Plan and Alternative 1 With or Without Sports Arena future land use assumptions; but would not increase planned residential density as much as the proposed project With or Without Sports Arena future land use assumptions. Alternative 2 With or Without Sports Arena future land use assumptions would also increase non-residential intensity in the Camino Del Rio and Kettner districts, compared to both the adopted Community Plan, Alternative 1, and the proposed project With or Without Sports Arena future land use assumptions. Table N-4 shows the differences between projected future dwelling units and non-residential square footage between Alternative 2 With Sports Arena future land use assumptions, Alternative 2 Without Sports Arena future land use assumptions, and the proposed project Without Sports Arena future land use assumption. Refer to Figure 8-3 in Section 8.3 for the Alternative 2 land use map which would provide for either the With Sports Arena or Without Sports Arena future land use assumption to occur.

### **N.4.2 Analysis of Alternative 2 With Sports Arena Future Land Use Assumptions**

#### **a. Land Use**

Compared to Alternative 1 With or Without Sports Arena future land use assumptions, Alternative 2 With Sports Arena would increase non-residential intensity in the Camino del Rio District west of Camino del Rio West; change the predominant land use designation in the Kettner District from Heavy Commercial to Urban Industrial with a higher non-residential intensity; increase permitted residential density in portions of the Rosecrans, Cauby, and Lytton Districts; and apply Mixed Commercial Residential land use designations with high residential densities in portions of the Camino del Rio, Kurtz, and Kettner Districts and the Hancock Transit Corridor. Compared to the proposed project With or Without Sports Arena future land use assumptions, land uses under Alternative 2 With or Without Sports Arena future land use assumption would be substantially the same except that Alternative 2 With or Without Sports Arena future land use assumption includes Urban Industrial, Heavy Commercial, and Community Commercial – Residential Prohibited land uses in portions of the Camino del Rio and Channel Districts.

**Table N-4  
Comparison of Alternative 2 With and Without Sports Arena Land Use and the Proposed Project**

Alternative 2							Proposed Project						
Land Use	With Sports Arena Land Use			Without Sports Arena Land Use			Land Use	With Sports Arena Land Use			Without Sports Arena Land Use		
	Acres	Dwelling Units	Floor Area	Acres	Dwelling Units	Floor Area		Acres	Dwelling Units	Floor Area	Acres	Dwelling Units	Floor Area
Education	17.1	0	186,873	17.1	0	186,873	Education	17.1	0	186,873	17.1	0	186,873
Industrial	65.5	0	4,124,035	65.5	0	4,124,035	Industrial	44.1	0	2,288,259	44.1	0	2,288,259
Institutional	27.7	0	733,213	27.7	0	733,213	Institutional	27.7	0	733,213	27.7	0	733,213
Military	447.1	0	2,234,370	447.1	0	2,234,370	Military	447.1	0	2,234,370	447.1	0	2,234,370
Multi-Family Residential	101.3	3,590	0	125.4	4,285	0	Multi-Family Residential	101.3	3,590	0	125.4	4,285	0
Office Commercial	85.5	1,550	1,751,489	89.1	1,550	1,775,489	Office Commercial	110.7	3,025	1,891,427	113.7	3,025	1,915,423
Parking	9.8	0	0	9.8	0	0	Parking	9.8	0	0	9.8	0	0
Parks	27.8	0	0	27.8 <sup>1</sup>	0	0	Parks	27.8 <sup>1</sup>	0	0	27.8 <sup>1</sup>	0	0
Retail Commercial	196.0	4,405	2,321,000	192.4	4,275	2,273,500	Retail Commercial	192.2	4,405	2,274,828	189.1	4,275	2,227,328
Single-Family Residential	0.0	0	0	0.0	0	0	Single-Family Residential	0	0	0	0	0	0
Stadium/Arena	24.1	165	150,000	0.0	0	0	Stadium/Arena	24.1	165	150,000	0	0	0
Transportation	302.9	0	0	302.9	0	0	Transportation	302.9	0	0	302.9	0	0
Utilities	2.5	0	0	2.5	0	0	Utilities	2.5	0	0	2.5	0	0
Visitor Commercial	16.7	0	505,750	16.7	0	505,750	Visitor Commercial	16.7	0	505,750	16.7	0	505,750
Vacant	0	0	0	0.0	0	0	Vacant	0	0	0	0	0	0
<b>Grand Totals</b>	<b>1,324</b>	<b>9,710</b>	<b>12,006,730</b>	<b>1324.0</b>	<b>10,110</b>	<b>11,833,230</b>	<b>Grand Totals</b>	<b>1,324</b>	<b>11,185</b>	<b>10,264,720</b>	<b>1,324</b>	<b>11,585</b>	<b>10,091,215</b>
Estimated Future Household Population	22,695			23,630			Estimated Future Household Population	26,140			27,070		

<sup>1</sup> In addition to total shown, planned parks in the proposed project and Alternative 2 include a 1.5 acre joint use facility at Dewey Elementary School, and 0.55 acres just north of the proposed CPU area along the San Diego River Park Pathway within Mission Bay Park. Total proposed park space for the project and Alternative 2 is 29.86 acres.

Increased permitted residential density in the Rosecrans, Camino Del Rio, Kurtz, Lytton, Cauby, and Kettner Districts and in the Hancock Transit Corridor would allow for more residential units to be built in proximity to transit stations and routes than under the adopted community plan and Alternative 1, and fewer than under the proposed project With or Without Sports Arena future land use assumptions. Since Alternative 2 With Sports Arena future land use assumption assumes the retention of an arena land use on the San Diego Sports Arena site (City-owned parcels), along with infill development on the site in conjunction with the continuation of the sports arena land use, there would be fewer projected residential units in the Sports Arena Community Village under Alternative 2 With Sports Arena future land use assumption than under Alternative 2 Without Sports Arena future land use assumptions. The change under Alternative 2 in the predominant land use designation in the Kettner District from Heavy Commercial to Urban Industrial would maintain additional industrial land in the community and increased non-residential intensity in industrial-designated areas would allow for additional employment in proximity to transit stops and routes, when compared to Alternative 1 and the proposed project. Alternative 2 With Sports Arena is similar to the No Project Alternative regarding the Kettner District as the existing land use designations district are predominantly industrial and transportation-related commercial; however, Alternative 2 With Sports Arena would allow a greater intensity of industrial use in this area.

While Alternative 2 With Sports Arena future land use assumption would achieve similar overall land use goals and project objectives as the proposed project, this scenario would meet the project objective to maintain employment uses including industrial, business park, and commercial office to a greater degree than the proposed project With or Without Sports Arena future land use assumptions. However, Alternative 2 With Sports Arena future land use assumption would not implement the project objective to provide housing and commercial uses in proximity to transit to the same degree as the proposed project With or Without Sports Arena future land use assumptions. Alternative 2 With Sports Arena future land use assumption would also not implement the project objective to or enhance community identity and visual character through land use and urban design to the same degree as the proposed project With or Without Sports Arena future land use assumptions, because it would maintain larger areas of industrial land which currently exhibit a less attractive visual character and less pedestrian activity throughout the day than commercial and mixed use areas in the community. Although Alternative 2 With Sports Arena future land use assumption would not conflict with adopted land use plans, policies, or ordinances, and would result in a less than significant land use impact overall, the alternative would be less compatible than the proposed project when viewed in relation to applicable land use plans and policies. Thus, land use impacts of Alternative 2 With Sports Arena future land use assumption would be less than significant and slightly greater than the proposed project With or Without Sports Arena future land use assumptions.

## **b. Transportation and Circulation**

Alternative 2 With Sports Arena future land use assumptions would generate more vehicular trips than the proposed project Without Sports Arena future land use assumption as it allows for increased non-residential development compared to the proposed project Without Sports Arena future land use assumption. The TIS, dated May 2017 and produced by Chen Ryan Associates (included as Appendix B-3 of this PEIR), summarizes the results of the traffic evaluation to reflect densities proposed by this alternative.

Like the proposed project, Alternative 2 With Sports Arena future land use assumption would result in significant and unavoidable impacts to roadways, intersections and freeway segments and ramp meters.

Although there would be a greater number of vehicular trips than the proposed project, Alternative 2 With Sports Arena future land use assumption would result in the same significantly impacted roadways, intersections, and freeway segments and ramp meters as the proposed project. Compared to the proposed project Without Sports Arena future land use assumption, impacts to roadway and freeway facilities would be similar and significant and unavoidable.

Additionally, Alternative 2 With Sports Arena future land use assumption involves retaining a sports arena/entertainment use at the existing San Diego Sports Arena site (City-owned parcels); and therefore, it is important to note that there may be different traffic patterns, with heavier traffic volumes during event times, which would not occur under the proposed project Without Sports Arena future land use assumption.

Regarding consistency with applicable plans and policies related to alternative transportation, Alternative 2 With Sports Arena future land use assumption would include the same planned mobility improvements and same Mobility and Conservation Policies as in the proposed project, including the policies that support increasing and improving pedestrian, bicycle, and transit facilities and infrastructure within the proposed CPU area consistent with SANDAG's RP, the General Plan, or the CAP. Thus, similar to the proposed project, Alternative 2 With Sports Arena future land use assumption would not result in significant impacts related to conflicts with plans and policies addressing alternative transportation. Thus, impacts related to alternative transportation would be similar to Alternative 2 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

### **c. Historical and Tribal Cultural Resources**

Like the proposed project, Alternative 2 With Sports Arena future land use assumption would rely on the SDMC to provide for the regulation and protection of designated and potential historical resources. However, even with SDMC regulations, it is impossible to ensure the successful preservation of all historic built environment resources within the proposed CPU area. Thus, potential impacts to individual historic resources could occur where implementation of Alternative 2 With Sports Arena future land use assumption would result in increased development potential. Thus, impacts would be considered significant. The mitigation framework identified for the proposed project combined with the proposed Midway-Pacific Highway Community Plan policies promoting the identification and preservation of historical resources would reduce the program-level impact related to historical resources of the built environment. However, even with implementation of the mitigation framework (mitigation measures HIST 5.3-1 and HIST 5.3-2), the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Therefore, as with the proposed project and Alternative 2 Without Sports Arena future land use assumption, where increases in density are proposed beyond the adopted Community Plan and current zoning, potential impacts to individual historic buildings, structures, objects, or sites would be considered significant and unavoidable.

Unlike the proposed project and Alternative 2 Without Sports Arena future land use assumption, Alternative 2 With Sports Arena future land use assumption assumes the retention of a sports arena/entertainment use on the existing San Diego Sports Arena site (City-owned parcels) within the existing structure, a renovated structure, or a rebuilt structure. While this scenario includes the potential to

renovate and/or demolish the existing, potentially historic San Diego Sports Arena, there is the potential to retain elements of the potentially historic resource to a greater degree than under the proposed project or Alternative 2 Without Sports Arena future land use assumption which assume that the San Diego Sports Arena would be replaced with other commercial and residential land uses. Nonetheless, any new development that would renovate or demolish the existing San Diego Sports Arena would require a separate environmental review to identify potential impacts associated with historical resources. Therefore, potential impacts to historical resources from implementation of Alternative 2 With Sports Arena future land use assumption would be significant and unavoidable and slightly less than the proposed project and Alternative 2 Without Sports Arena future land use assumption.

As with the proposed project, future development under Alternative 2 With Sports Arena future land use assumption has the potential to result in significant direct and/or indirect impacts to tribal cultural and prehistoric archaeological resources. Implementation of future projects under this alternative would require adherence to all applicable guidelines further described in Section 5.3, Historical and Tribal Cultural Resources. The extent of impacts to tribal cultural and prehistoric archaeological resources resulting from implementation of this alternative would be similar to those identified for the proposed project as there is limited undeveloped land. However, similar to the proposed project, while existing regulations, the SDMC, and proposed Community Plan policies would provide for the regulation and protection of tribal cultural and prehistoric archaeological resources and human remains, it is impossible to ensure the successful preservation of all tribal cultural and prehistoric archaeological resources. As with the proposed project With or Without Sports Arena future land use assumptions, implementation of Alternative 2 With Sports Arena future land use assumption would result in potentially significant impacts related to tribal cultural and prehistoric archaeological resources at the program level and impacts would be similar to Alternative 2 Without Sports Arena future land use assumption and the project With or Without Sports Arena future land use assumptions.

#### **d. Geologic Conditions**

Geologic impacts from implementation of Alternative 2 With Sports Arena future land use assumption would be similar to those of the proposed project. Potential impacts related to seismic and geologic hazards, or to the instability of geological units and soils would be avoided or reduced to less than significant through adherence to existing state and local regulations, including the California Building Code, the SDMC, and the Seismic Hazards Mapping Act. Where required, site-specific geotechnical investigations would be conducted to identify and evaluate seismic hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy. Similarly, project-level compliance with City-mandated grading requirements, and, compliance with applicable state and/or federal regulations would ensure that future grading and construction activities would avoid significant soil erosion impacts. These requirements would apply equally to both Alternative 2 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions, thus impacts of this alternative would be similar to the proposed project With or Without Sports Arena future land use assumptions.

#### **e. Noise**

Noise impacts under Alternative 2 With Sports Arena future land use assumption would be similar to the anticipated impacts of the proposed project Without Sports Arena future land use assumption because,

like the proposed project, it would permit development that would be subject to ambient noise increases and traffic noise as the planning area is further developed. Although Alternative 2 With Sports Arena future land use assumption would result in greater non-residential development potential and average daily trips, the increase in traffic noise would not likely be perceptible compared to the proposed project Without Sports Arena future land use assumption. Alternative 2 With Sports Arena future land use assumptions also contains the proposed Midway-Pacific Highway Community Plan policies intended to improve compatibility with and implement the General Plan Noise Element policies, and future development implemented under both Alternative 2 With Sports Arena future land use assumptions and the proposed project With or Without Sports Arena future land use assumptions would be required to comply with applicable City and State noise regulations including Title 24 building code requirements. Therefore, the noise impacts of Alternative 2 With Sports Arena future land use assumptions would be similar to Alternative 2 Without Sports Arena future land use assumption and the proposed project without Sports Arena future land use assumption and both would result in significant and unavoidable impacts related to ambient noise increases, traffic noise exposure, and construction vibration impacts.

## **f. Health and Safety**

Impacts under Alternative 2 With Sports Arena future land use assumption would be similar to the potential impacts under the proposed project. Future development under Alternative 2 With Sports Arena future land use assumption has the potential to result in exposure to hazardous materials, wastes, or emissions, airport hazards, and fire hazards. As the scenario would result in a lower population growth than the proposed project and Alternative 2 Without Sports Arena future land use assumption, there would be fewer people exposed to these potential hazards. However, land uses under Alternative 2 With Sports Arena future land use assumption would be similar to the land uses under the proposed project with or Without Sports Arena future land use assumptions. Federal, state and local regulations that serve to reduce impacts a less-than-significant level would also reduce impacts for development under Alternative 2 With Sports Arena future land use assumption. Overall, impacts would be less than significant and similar to Alternative 2 Without Sports Arena future land use assumption and those anticipated under the proposed project With or Without Sports Arena future land use assumptions.

## **g. Hydrology/Water Quality**

The land use pattern and distribution for Alternative 2 With Sports Arena future land use assumptions is generally the same as for the proposed project With or Without Sports Arena future land use assumptions; however, there is likely to be less impervious pavement with the redevelopment of land in the western half of the Camino del Rio District from industrial and heavy commercial to mixed use under the proposed project than under Alternative 2 With Sports Arena future land use assumptions. Future development under both Alternative 2 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions would be required to comply with existing federal, state, and local regulations relative to runoff and water quality at the project level, which would preclude the potential for hydrology and water quality impacts. Thus impacts of Alternative 2 With Sports Arena future land use assumptions would be less than significant and would be similar to Alternative 2 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

## **h. Visual Effects and Neighborhood Character**

Potential visual effects and impacts to neighborhood character under Alternative 2 With Sports Arena future land use assumptions would be similar to those anticipated under the proposed project With or Without Sports Arena future land use assumptions. As both Alternative 2 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions would include the same land use and urban design policies, they would generally produce a similar bulk and scale of development. Therefore, the overall impact in the community would be less than significant and similar to the proposed project With or Without Sports Arena future land use assumptions. However, Alternative 2 With Sports Arena future land use assumption would not implement the project objective to enhance community identity and visual character through land use and urban design to the same degree as the proposed project With or Without Sports Arena future land use assumptions, because it would maintain larger areas of industrial land which currently exhibit a less attractive visual character and less pedestrian activity throughout the day than commercial and mixed use areas in the community.

## **i. Air Quality**

Air quality impacts under Alternative 2 With Sports Arena future land use assumptions would be slightly more than the anticipated impacts of the proposed project due to increased non-residential development and higher vehicle miles traveled than the proposed project With or Without Sports Arena future land use assumptions. As previously discussed in Section 5.9, mobile source emissions generate the majority of daily operational emissions. Emissions from mobile source associated with the operation of the proposed project make up approximately 60 percent of the total NO<sub>x</sub>, 69 percent of the total CO, and 89 percent of the total PM<sub>10</sub> daily emissions. Alternative 2 With Sports Arena future land use assumption would generate approximately five percent more vehicle miles traveled associated with trips for the increased non-residential development than the proposed project, and thus it is anticipated to generate slightly higher (approximately 5%) daily operational emissions than the proposed project. Like the proposed project, Alternative 2 With Sports Arena future land use assumption would not conflict with or obstruct implementation of the applicable air quality plan nor would it result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation because the emissions would be consistent with assumptions and emissions forecasts used in the development of the RAQS. Like the proposed project, the Alternative 2 With Sports Arena future land use assumption would not create objectionable odors affecting a substantial number of people, and the residents would not be impacted by any existing odor sources. Therefore, air quality impacts would be less than significant and similar to Alternative 2 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

## **j. Greenhouse Gas Emissions**

GHG impacts under Alternative 2 With Sports Arena future land use assumption would be less than significant and slightly greater than the anticipated impacts of the proposed project, due to increased non-residential development and higher vehicle miles traveled than the proposed project. As discussed in the previous section, Alternative 2 With Sports Arena future land use assumption would generate approximately 5 percent more vehicle miles traveled associated with trips for the increased non-residential development than the proposed project. While Alternative 2 With Sports Arena future land use assumption incorporates similar overall goals as the proposed project, such as locating residential land

uses closer to transit and incorporating residential uses within mixed commercial and business park land uses to be consistent with the General Plan's City of Villages strategy and CAP strategies and the same proposed multimodal mobility improvements, Alternative 2 With Sports Arena future land use assumption would not implement the change from heavy commercial and urban industrial land uses to mixed commercial residential and business park – residential permitted within the Camino del Rio and Channel Districts that the proposed project includes. The proposed changes to mixed commercial residential and business park – residential permitted land uses in the Camino del Rio and Channel Districts found in the proposed project allows that plan to meet the project objective to provide housing and commercial uses in proximity to transit to a greater degree than Alternative 2 With Sports Arena future land use assumption. The increased non-residential development in the Camino del Rio and Channel Districts would decrease opportunities for additional residential uses in proximity to transit corridors, thereby increasing vehicle miles traveled. Thus, Alternative 2 With Sports Arena future land use assumption would also not support the City of San Diego in achieving the GHG emissions reduction targets of the CAP and City of Villages strategy to the same degree as the proposed project With or Without Sports Arena future land use assumptions. This scenario would be less compatible than the proposed project when viewed in relation to plans and policies intended to reduce GHG emissions. Therefore, the GHG emissions impacts of Alternative 2 With Sports Arena future land use assumptions would be less than significant and slightly greater than the proposed project With or Without Sports Arena future land use assumptions.

## **k. Public Services and Facilities**

Impacts to public services and facilities under this alternative would be less than the anticipated impacts associated with the proposed project because than the anticipated population under Alternative 2 With Sports Arena future land use assumption (22,695 people) in 2035 is less than the anticipated household population under the proposed project (27,070 people) in 2035. For police and fire protection services, as household population growth occurs (existing population is 4,670), there will be a need for new or expanded services. While Alternative 2 With Sports Arena future land use assumptions could result in the demand for new or altered police and fire protection services, the existing DIF framework in place would require future residential and non-residential development projects within the community to pay fees for future facility needs under both Alternative 2 and the proposed project. Similarly, for both Alternative 2 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions, future residential development projects would be required to pay required school fees which would mitigate for the potential impacts to schools to less than significant. Both Alternative 2 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions would also include financing mechanisms to provide for libraries. At the program level, the proposed increase in population under both Alternative 2 With Sports Arena and the proposed project With or Without Sports Arena would not require new police, fire protection, library, and school facilities. Further, Alternative 2 With Sports Arena and the proposed project With or Without Sports Arena do not include the construction of police, fire protection, library, or school facilities.

In the case of both Alternative 2 With Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions there would be a deficit in population-based parks based on General Plan standards. The population-based parks deficit for Alternative 2 With Sports Arena future land use assumption (33.7 acres) would be less than the deficit for the proposed CPU (45.94 acres) Without Sports Arena future land use assumption. Implementation of both the Alternative 2 With

Sports Arena and the proposed project With or Without Sports Arena would provide policy support for increasing the acreage of population-based parks in the proposed CPU area, but does not propose construction of new facilities. Thus, for Alternative 2 With Sports Arena future land use assumption, public facilities and services impacts would be less than significant and less than the proposed project.

## **I. Public Utilities**

Similar to public services and facilities, impacts to public utilities related to storm water, sewer, water, communications, and solid waste and recycling under Alternative 2 With Sports Arena future land use assumption would be less than significant and slightly less than Alternative 2 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions as the anticipated population under Alternative 2 Without Sports Arena would be less than the project.

## **m. Biological Resources**

Like the proposed project, Alternative 2 With Sports Arena future land use assumption would result in land uses changes that would affect primarily developed areas and therefore would result in similar impacts to biological resources as those anticipated under the proposed project. Implementation of Alternative 2 With Sports Arena future land use assumption would also be required to adhere to all applicable federal, state, and local regulations regarding the protection of biological resources, as for all subsequent development project submittals under the proposed project. Therefore, impacts under this alternative would be similar to Alternative 2 Without Sports Arena future land use assumption and those identified for the proposed project With or Without Sports Arena future land use assumptions and would be less than significant.

## **n. Paleontological Resources**

As with the proposed project, future development under Alternative 2 With Sports Arena future land use assumption has the potential to result in significant direct and/or indirect impacts to paleontological fossil resources. Implementation of future projects under this alternative would require adherence to all applicable guidelines further described in Section 5.14, Paleontological Resources. The extent of impacts to paleontological resources resulting from implementation of Alternative 2 With Sports Arena future land use assumption would be similar to those identified for the proposed project With or Without Sports Arena future land use assumptions, because the extent and areas of disturbance by development would be generally the same and only the land use designations would change in certain locations other than the Sports Arena site. As with the proposed project, implementation of Alternative 2 With Sports Arena future land use assumption would result in potentially significant impacts related to paleontological resources at the program level because adherence to the mitigation framework cannot be guaranteed for ministerial projects that only require a grading permit. Thus impacts of Alternative 2 With Sports Arena future land use assumption would be significant and unavoidable and similar to Alternative 2 Without Sports Arena future land use assumption and the proposed project With or Without Sports Arena future land use assumptions.

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