

7.0 Cumulative Impacts

Section 15130(a) of the State CEQA Guidelines requires a discussion of cumulative impacts of a project "when the project's incremental effect is cumulatively considerable." Cumulatively considerable, as defined in Section 15065(c), "means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." According to Section 15130 of the CEQA Guidelines, the discussion of cumulative effects "need not be provided as great detail as is provided the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness."

The following evaluation of cumulative impacts considers both existing and future projects in the Archstone – Mission Gorge project vicinity. For this evaluation, the project vicinity is defined as the community of Navajo, bordered by Tierrasanta to the north and Serra Mesa and east Mission Valley to the west. According to Section 15130(b)(1) of the CEQA Guidelines, the discussion of cumulative effects is to be on either (a) "a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those impacts outside the control of the agency," or (b) "a summary of projections contained in an adopted plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency."

The basis and geographic area for the analysis of cumulative impacts is dependent on the nature of the issue. For this analysis, where evaluation of potential cumulative impacts are localized (e.g., noise, traffic, public utilities), a list of project methods was employed. For potential cumulative impacts that are more regional in scope (e.g., air quality, global warming, biological, and cultural resources), planning documents were additionally used in the analysis.

List of Projects Considered for Cumulative Analysis

Table 7-1 shows the past, present, and probable future projects considered in this cumulative effects evaluation:

**TABLE 7-1
LIST OF PROJECTS IN VICINITY USED TO EVALUATE CUMULATIVE EFFECTS**

Project Name/Location	Type/Description	Status/Environmental Review
1) Fashion Walk 7148 Friars Road (LDR No. 99-1356; PTS No. 4301)	Multi-family Residential 161 du (condominiums)	Under Construction. MND completed January 2004. Mitigation measures were required to reduce impacts associated with biology, geology, noise, traffic, and paleontology to below a level of significance.
2) Murray Canyon Apts. (Project No. 5700)	Multi-family Residential 268 du (apartments)	Under Construction. MND completed April 2005. Mitigation measures were required to reduce impacts associated with air quality, noise, traffic/circulation/ parking, utilities (solid waste), and paleontology to below a level of significance.
3) River Walk Commercial Center northwest corner of Fashion Valley Road and Riverwalk Drive	Health Club/Office/ Restaurant 61,000 sf	Currently on hold. Involves a Rezone, PDP, SDP, Design Guidelines for Development Area 2, and street vacation. Is part of the Levi-Cushman Specific Plan.
4) Levi Cushman Specific Plan	Mixed-Use	
5) Mission Valley Heights (Project No. 2052; LDR No. 41-100)	Commercial	Fully Constructed. Involves a PDP, amendment to approved PCD, and amendment to approved Mission Valley Heights Specific Plan to allow a change in planned land uses from 8,800 sf of restaurant to 26,000 sf of commercial office use. MND completed September 2002. Mitigation measures, including implementation of BMPs during construction and post-construction, were required to mitigate significant impacts to hydrology and water quality.
6) Rio Vista West north of San Diego River, south of Friars Road, east of Qualcomm Way, west of Mission Center Drive.	Mixed-Use including 237 attached du	Fully Constructed. Environmental review for Rio Vista West Project, was in the form of an Addendum to EIR No. 92-0586.

**TABLE 7-1
LIST OF PROJECTS IN VICINITY USED TO EVALUATE CUMULATIVE EFFECTS
(continued)**

Project Name/Location	Type/Description	Status/Environmental Review
7) Presidio View 1450 Hotel Circle North (LDR No. 99-0348; SCH No. 2000000061060)	Multi-family Residential 350 du (apartments)	Fully constructed. Project involved a CPA/GPA, density transfer, Rezone, and Mission Valley Planned Development Ordinance Permit. MND completed September 2000. Mitigation measures were implemented to reduce significant impacts associated with historical resources, traffic, and water quality to below a level of significance.
8) Fenton Residential	Residential	Fully Constructed
9) Morena Vista located in the Linda Vista community (Project No. 6137; SCH 2003061131)	Mixed-Use	Fully Constructed. MND completed October 2003. Project involved a PDP/SDP and variance, Joint Parking Agreement, TM, ESL Deviation, street vacation, street dedication, and easement vacation. Mitigation measures were implemented to reduce impacts to hydrology/water quality, and human health/public safety to below a level of significance.
10) Mission Valley YMCA 5505 Friars Road (Project No. 5501; SCH No. 2003061027)	Commercial	Involved a SDP/CUP and MHPA Boundary Adjustment for City owned property leased to YMCA; to redevelop existing commercial recreation facility. MND included mitigation measures for air quality, visual quality, biology, MHPA adjacency issues, historical resources (archaeology), paleontology, geology/soils, traffic/circulation/parking, and utilities (solid waste).
11) Rio Vista East Lot 4 north of Rio San Diego Drive, east of Rio Bonito, south of Friars Road, west of I-805	Commercial	Fully Constructed. Involved an amendment to approved PCD to allow Lot 4 to be developed with 350,000 sf of general office uses where the original PCD allowed 92,000 sf of general office and 41,000 sf of research and development uses. ND completed May 1999 addressed land use, neighborhood character, aesthetics, transportation/circulation, and public services. No significant impacts were identified.

**TABLE 7-1
LIST OF PROJECTS IN VICINITY USED TO EVALUATE CUMULATIVE EFFECTS
(continued)**

Project Name/Location	Type/Description	Status/Environmental Review
12) Cabrillo Military Housing Located in Serra Mesa	Residential 900 du	Fully Constructed. Completed by the US Department of the Navy. Replaced an existing 882-housing units with 900 housing units.
13) Mission Valley Fire Station 9366 Friars Road (Project No. 6595; LDR No. 330900; CIP No. 33-090.0)	Civic (fire station #45) 16,290 sf and public mini-park	Involves the construction of a new two-story fire station in Mission Valley. MND completed April 2004. Mitigation measures included constructing a block wall at the toe of an on-site manufactured slope, opening a concrete median barrier, and installing a traffic signal for emergency use on Friars Road.
14) Centerpointe at Grantville 6160 Mission Gorge Road, within the Navajo Community Plan area (PTS No. 80450)	Mixed Use, to include 588 Multi-family Residential du and 135,288 sf of commercial/ office/retail	Is an affordable housing expediting project. Involves a CPA, Rezone, PDP, and VTM, which have been approved.
15) Paseo	Mixed-Use	
16) San Diego Master Plan	Education	
17) Quarry Falls 230-ac project site located in Mission Valley, north of Friars Road, south of Phyllis Place, west of I-805, and east of Mission Center Road (Project No. 49068; SCH No. 2005081018)	Mixed-Use, including 4,780 du 1.2 million sf commercial 31.8 acres of public parks and an optional school site	Project involves a CPA/GPA, a Specific Plan, Rezone, Master PDP, SDP, VTM, CUP/Reclamation Plan Amendment, and PFFP Amendment. A Draft EIR was completed November 2007 that identified mitigation measures for air quality (construction emissions), biological resources (direct loss of sensitive habitat), historical resources (to unknown, subsurface resources), paleontological resources, traffic/circulation, noise, health and safety, and utilities (solid waste).
18) Garver-Bradley Located immediately to the north of the proposed project in the Navajo Community Plan area and Grantville Redevelopment Project area.	Multi-family Residential	Project has not been submitted. EIR to be prepared.

TABLE 7-1
LIST OF PROJECTS IN VICINITY USED TO EVALUATE CUMULATIVE EFFECTS
(continued)

Project Name/Location	Type/Description	Status/Environmental Review
19) RiverPark Located approximately 1.5 miles northeast of the proposed project, north of Mission Gorge Road, across from Princess View Drive.	Mixed-use, Residential, Commercial, Office	Initial project application made. EIR to be prepared

Plans Considered for Cumulative Effects Analysis

This cumulative analysis relies on regional planning documents and associated CEQA documents to serve as an additional basis for the analysis of the broader, regional cumulative effects of the proposed project, such as air quality and global warming. The regional planning documents used in this analysis include: the San Diego APCD RAQS, SANDAG's RCP; the San Diego General Plan Update and Strategic Framework Element; San Diego River Park Master Plan, and the MSCP. These plans are discussed in the Environmental Setting, Section 2.6, and/or the Environmental Impact Analysis, Section 4.0, of this EIR, and are incorporated by reference in the appropriate sections of the cumulative analysis below.

7.1 Land Use

As a general rule, and as stated in the City's Significance Determination Thresholds for land use, projects that are consistent and compatible with surrounding land uses and the applicable community plan should not result in land use impacts. As presented in Section 4.1 of this EIR, the Archstone – Mission Gorge project proposes multi-family residential development and a commercial/recreational leasing facility on an already developed site identified in the Navajo Community Plan for medium-high density multi-family residential use. The proposed project is therefore consistent with the underlying community plan land use designation, but requires the removal of a temporary Mobile Home Park Overlay Zone from the site.

Past projects have contributed, and planned/future projects would contribute, to localized and regional effects on air quality, global warming, biological and cultural resources, traffic, and solid waste disposal, as a result of land uses. The proposed project's direct contribution to these cumulative effects are evaluated in Section 4.0 of this EIR, and would be the same as those identified in Section 4.7, Biological Resources; Section 4.5, Cultural/Historic Resources; Section 4.2, Traffic/Circulation; and Section 4.4, Utilities (solid waste). In short, the potential construction and occupancy effects on adjacent biological habitat (a regionally