

# 3 Cumulative Projects and Methods

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## 3.1 Introduction

This chapter is an introduction to the cumulative impacts analysis contained within each respective environmental impact category subsection of Chapter 4, Environmental Analysis. This chapter explains the purpose of analyzing cumulative impacts, discusses the cumulative forecasting methodology, and presents a list of past, current, and probable future projects that were considered in assessing the proposed project's potential cumulative impacts.

## 3.2 Purpose

The California Environmental Quality Act (CEQA) Guidelines define “cumulative impacts” as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (14 CCR 15355).

Cumulative impacts generally may result from the combined effect of past, present, and future projects located in proximity to the proposed project under review. Therefore, a cumulative impacts analysis is to be viewed over time, the impacts of the proposed project viewed in conjunction with other related past, present, and reasonably foreseeable future projects whose impacts might compound or interrelate with those of the proposed project under review.

## 3.3 Cumulative Forecasting Methodology

To analyze the cumulative impacts of the proposed project with other planned or foreseeable projects in the project's vicinity, it is necessary to determine the type and specifics of the other planned or foreseeable projects in the area. One method to accomplish this is to compile a “list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency” (14 CCR 15130(b)).

Thus, to analyze the potential cumulative impacts of the proposed project, a list of past, present, and probable projects in the area is provided below. The list was compiled based on personal communications with the applicable jurisdictional agencies, and related database and internet research (City of San Diego 2019). The analysis of the proposed project's cumulative impacts is contained within the analysis of each separate environmental impact category presented in Chapter 4.

In addition, for purposes of the traffic analysis, baseline traffic forecasts for 2037 were developed using projections from the San Diego Association of Governments (SANDAG) Series 13 Year 2035 travel demand model, which is the best available long-range planning tool for traffic volume forecasting in the San Diego region. The SANDAG model reflects the forecasted population and employment from land uses based on the adopted General Plans of all 18 cities within the county, and the County of San Diego for the unincorporated areas. The subsequent traffic analysis, as well as the air quality, greenhouse gas, and noise analysis, all considered the results of the SANDAG model.

## 3.4 List of Cumulative Projects

Table 3-1, Cumulative Projects, provides a list of approved and proposed development projects in the vicinity of the proposed project. Future projects are determined based on the date of Notice of Preparation issuance (January 18, 2019) and are discussed to the extent that there is sufficient information available to determine the project's general scope and size. Every effort has been made to provide the most current and accurate information possible. The status of the projects included in the list may change over time as additional projects are proposed or as projects on the list are approved, withdrawn, and/or denied by the applicable jurisdiction.

Table 3-1 identifies the name, location, description, status, and projected buildout year (if available) of those cumulative projects within the vicinity of the proposed project. Figure 3-1, Cumulative Projects, depicts the location of each project listed in Table 3-1.

**Table 3-1. Cumulative Projects**

Map ID	Address	Project	Type	Status	Distance from Project
<i>City of San Diego</i>					
1	Mission Valley Community	<b>Mission Valley Community Plan Update:</b> Comprehensive Community Plan Update addressing land use, housing, urban design, parks and recreation and the mobility system within Mission Valley. Update would add approximately 28,000 dwelling units, 51,600 residents, 19,100 jobs, 55 acres of parks, and mobility and other infrastructure improvements.	MU	UR	—
2	10222 and 10306 San Diego Mission Road, San Diego, California 92108	<b>Mission Town Homes:</b> Proposal to demo 2 commercial buildings and construct 58 residential townhomes on a 2.6-acre site.	R	UC	Approx. 1,000 feet east
3	2450 Camino Del Rio North, San Diego, California 92108	<b>Discovery Center:</b> Proposal to construct a 9,950-square-foot interpretive building center with educational, meeting, and community uses; outdoor classroom space; concession with restrooms; extension of the San Diego River Trail and an observation pier at two vacant parcels, on a 17-acre site.	O	A	Approx. 1 mile west
4	7960 Civita Boulevard, San Diego, California 92108	<b>Civita (Quarry Falls):</b> Proposal is for 4,780 residential units, 603,000 square feet of retail/commercial, and 620,000 square feet of office. Civita is in the Quarry Falls Specific Plan.	MU	UC	Approx. 1 mile west
5	730 Camino Del Rio North, San Diego, California 92018	<b>Camino Del Rio Mixed Use:</b> Proposal to demolish existing structures and construct a mixed-use project consisting of residential units, shopkeeper units, and retail and office space located on a 5.37-acre site.	MU	C	Approx. 2.2 miles west

Table 3-1. Cumulative Projects

Map ID	Address	Project	Type	Status	Distance from Project
6	588 Camino Del Rio North, San Diego, California 92108	<b>Witt Mission Valley:</b> Proposal to demolish existing automotive dealership for the development of a 348,500-square-foot, five-story mixed-use building over a 175,000-square-foot parking garage with 267 residential units, 10 shopkeeper units, and 9,600 square feet of commercial and retail space on a 5.128-acre site.	MU	A	Approx. 2.3 miles west
7	State Route 163/Friars Road	<b>State Route 163/Friars Road Interchange:</b> Proposal to widen the Friars Road bridge and improvements to the State Route 163/Friars Road interchange.	PF	UC	Approx. 2.5 miles west
8	123 Camino de la Reina, San Diego, California 92108	<b>Alexan Fashion Valley:</b> Proposal to demolish existing commercial buildings and construct a mixed-use building with 284 residential units, 5,760 square feet of commercial office, 3,137 square feet of restaurant and attached six-level parking structure on a 4.94-acre site.	MU	UC	Approx. 2.5 miles west
9	350 Camino de la Reina, San Diego, California 92108	<b>Union Tribune Mixed Use:</b> Proposal is to construct 286,000 square feet total building area including: 2 seven-story buildings, 200 residential units, 3,000 square feet of retail, 60,000 square feet of outdoor amenities space, and a 212,000-square-foot parking structure on a 12.86-acre site.	MU	C	Approx. 2.6 miles west
10	875 Hotel Circle South, San Diego, California 92108	<b>Legacy International Center:</b> Proposal is to construct a mixed-use development with religious, lodging, administrative, recreational, and commercial uses. The project is located south of Interstate (I) 8 at 875 Hotel Circle South and consists of two parcels, approximately 18.1 acres. Religious center and associated buildings approximately 400,000 square feet. Total of 878 parking stalls (195 surface and 683 subterranean or parking structure).	MU	UC	Approx. 3 miles west
11	500 Hotel Circle North, San Diego, California 92108	<b>Town &amp; Country Specific Plan:</b> Proposal is to amend the Atlas Specific Plan to create nine parcels, demolish some existing commercial structures, reduce existing hotel rooms (from 954 to 700), reduce existing conference area (from approximately 213,000 to 177,000 square feet), construct 840 dwelling units, and create 4.37 acres of park area.	MU	UC	Approx. 2.8 miles west

Table 3-1. Cumulative Projects

Map ID	Address	Project	Type	Status	Distance from Project
12	1150 Fashion Valley Road, San Diego, California 92108	<b>Riverwalk Commercial Center:</b> Proposal is to amend the Levi-Cushman Specific Plan, create a new specific plan, and apply for discretionary permits. The development is envisioned as a mixed-used, transit-oriented development, consisting of up to 4,000 new multifamily housing units, 200 acres of commercial office and hotel development, park facilities, and a new trolley stop.	MU	UR	Approx. 3.25 miles west
13	Citywide	<b>North City Pure Water Phase 2:</b> Phase 2 of the North City Pure Water Project would include development of a City of San Diego Public Utilities Department Groundwater Facility on approximately 2.83 acres within the project site.	PF	A, UR	On site
14	5998 Alcala Park, San Diego, California 92110	<b>University of San Diego Master Plan:</b> Proposal for Conditional Use Permit (CUP), amending CUP no. 92-0568 and 1996 Master Plan/Design Guidelines, would increase student enrollment to a maximum of 10,000 full time equivalent students with proposed development over a 20-year period. The 180 +/- acre site is located within the RS-1-7, RM-3-7, OR-1-1, and OP-2-1 zones within the Linda Vista Community Plan area.	I	A	Approx. 3.5 miles west
15	7610 Hazard Center Drive, San Diego, California 92108	<b>Hazard Center Redevelopment:</b> Proposal to demolish existing commercial to construct new residential uses and parking on site. Five-story row homes (73 residential units) and 22-story tower (198 residential units), with additional commercial along Hazard Center Drive. Also 21-story tower (202 residential units) and commercial on northeast corner of Friars Road and Frazee Road. A 0.63-acre public park is proposed in southwest corner of project site.	R	A	Approx. 2 miles west
16	6910 Mission Gorge Road, San Diego, California 92120	<b>Shawnee LLC/CG 7600 Master Plan:</b> Proposal is for a Master Plan that requires a Community Plan Amendment to alter the plan's Industrial uses to include a total of 1,023 multifamily residential units along with approximately 37,500 square feet of specialty retail, which would generate 7,692 average daily traffic. Proposal is at Mission Gorge Road at the intersection of Old Cliffs Road in the Navajo Community.	MU	A	Approx. 1.75 miles northeast

Table 3-1. Cumulative Projects

Map ID	Address	Project	Type	Status	Distance from Project
17	7020 Friars Road, San Diego, California 92108	<b>Friars Rd Residential Mixed Use:</b> Demolition of three commercial structures and construction of 410,000-square-foot, 70 market-rate residential condominiums and 249 residential apartment units (six of which are shopkeeper units) for total of 319 units.	MU	A	Approx. 3.15 miles west
18	Murphy Canyon Creek, between San Diego Mission Road and the San Diego River	<b>Murphy Canyon Channel Master Storm Water System Maintenance Plan (MSWSMP):</b> Proposal for channel maintenance under the MSWSMP to provide flood control. The project includes work within Murphy Canyon Creek channels adjacent to Qualcomm Stadium and Interstate 15.	PF	C	On site
19	9060 Friars Road, San Diego, California 92108	<b>CALPEAK Power-Mission:</b> Proposal to build an addition to an existing electrical substation (CUP 87-0490) and operate a 49.5-megawatt natural gas powered electrical generating facility on a 1.97-acre property.	PF	—	—
20	Citywide	<b>Groundwater Extraction:</b> The Public Utilities Department is planning or developing several groundwater basins for municipal water supply and other beneficial use. Currently, the groundwater available for beneficial use is 500 acre-feet per year from the existing production wells in the San Diego River Valley Groundwater Basin.	PF	UR	—
21	Citywide	<b>Pure Water:</b> Citywide phased, multi-year program to provide one-third of San Diego's water supply locally by 2035 using water purification technology to clean recycled water to produce potable drinking water.	PF	UR, A, UC	N/A
22	San Diego River Valley, between I-805 and I-15	<b>Stadium Wetlands Mitigation Project:</b> Enhancement and restoration of approximately 57.0 acres of riparian habitat in the San Diego River, removal of invasive species, and establishment of native plant communities for mitigation for wetlands impacts.	PF	C	Immediately south
23	Citywide	<b>Municipal Waterways Maintenance Plan</b> A new Municipal Waterways Maintenance Plan to guide maintenance of the storm drain system following the expiration of the current MSWSMP.	PF	UR	N/A

Table 3-1. Cumulative Projects

Map ID	Address	Project	Type	Status	Distance from Project
24	Citywide	<b>Alternative Compliance Program</b> Citywide program to provide for off-site storm water treatment facilities to supplement or offset on-site structural Best Management Practices requirements.	PF	UR	N/A

**Notes:**

Type: R – Residential; MU – Mixed Use; PF – Public Facility; I – Institutional; O – Other.

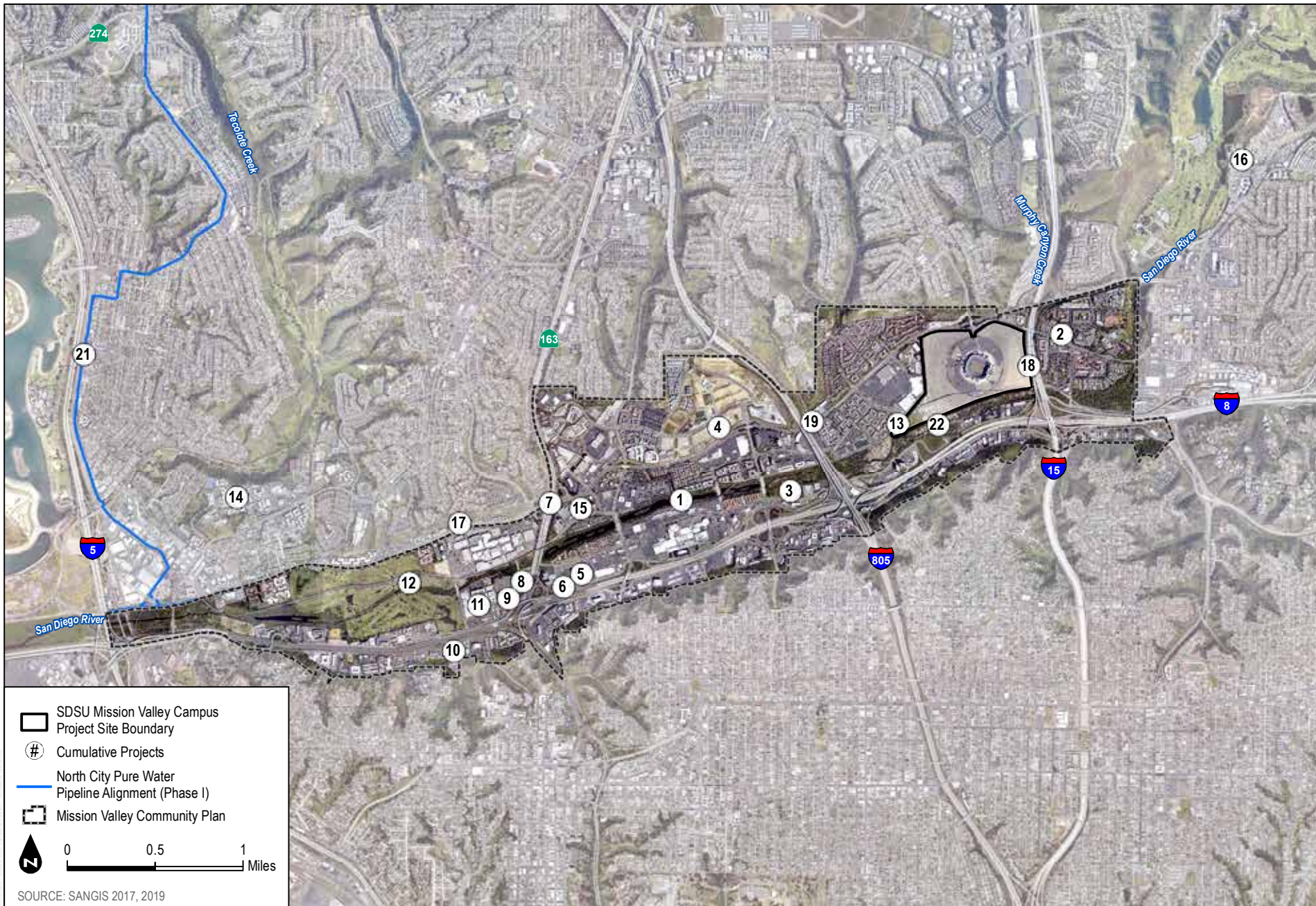
Status: UR – Under Review; A – Approved; UC – Under Construction; C – Completed; N/A – not applicable.

Two other proposals warrant discussion. The first is the Fenton Parkway Bridge Extension (two-lane or four-lane configuration), and the second is the Metropolitan Transit System (MTS) Trolley Purple Line. Neither proposal is considered a cumulative project for the following reasons: (1) neither proposal is at the stage where a project application has been filed, or where environmental review has been commenced to implement either proposal as a “project”; and (2) neither proposal is under environmental review for development, approved for construction, under construction, or completed. In addition, neither proposal is funded, such that it is “ready” to be submitted as a project application; therefore, neither proposal is “ready” to be the subject of environmental review at this time. Furthermore, neither proposal has any set design or construction plans in place for study purposes; as a result, there is uncertainty as to design, location, configuration, timing, and other factors.

The City’s adopted Mission Valley Community Plan (1984) includes a two-lane Fenton Parkway Bridge Extension in the plan, but it was not funded such that it can be planned or constructed within a set or forecasted time frame. The City’s Final Draft Mission Valley Community Plan (2019) includes a four-lane configuration for the Fenton Parkway Bridge Extension; but again, it is not funded such that it can be planned or constructed within a set or forecasted time frame. Moreover, there is no known funding to implement the MTS Trolley Purple Line at this time or in the future. For all of the above reasons, neither proposal is considered a “cumulative” project for CEQA purposes.

Nonetheless, this environmental impact report (EIR) describes MTS’s current plans regarding the Trolley Purple Line to-date and accommodates potential future alignments through the project site. In addition, at the request of the City, this EIR discloses the City’s Fenton Parkway Bridge Extension plans to-date. As to the Fenton Parkway Bridge Extension, this EIR’s traffic analysis evaluates the Fenton Parkway Bridge Extension in both the two-lane and four-lane configuration.





**Figure 3-1**  
Cumulative Projects

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