

## 4.13 Population and Housing

This section describes the existing population and housing conditions of the project site and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project.

The analysis for this section uses existing, estimated, and projected population and housing data generated by the U.S. Census Bureau, the California Department of Finance, the San Diego Association of Governments (SANDAG), City of San Diego, and the San Diego State University (SDSU) Office of Facilities Planning, Design, and Construction. The Census Bureau keeps national and local databases on population, ethnicity, housing, employment, and income. The California Department of Finance produces statewide growth forecasts. Both of these agencies provide information on population and housing characteristics. SANDAG provides data on regional and local population and housing. Population projections for each of these sources was considered as explained below.

### Summary of Notice of Preparation Comments

A Notice of Preparation (NOP) was circulated from January 19, 2019, to February 19, 2019. A total of 150 letters were received during this comment period. Comments on the NOP related to population and housing focused on the impacts that could occur to the housing supply in the surrounding neighborhoods due to the increased density of the project site, potential impacts to the homeless population near the San Diego River and Murphy Canyon area, and the need for affordable housing. Please see Appendix 1-1, NOP Scoping Comments, for a compilation of comments received on the NOP.

### 4.13.1 Existing Conditions

#### 4.13.1.1 Project Setting

##### Regional Setting

The proposed project lies within the City of San Diego (City), County of San Diego (County), California. The County is economically and culturally diverse, and experienced high population growth over the last decade following the Great Recession of 2007 to 2009. The City is one of the largest cities (by land area) in the United States, and the eighth largest by population. Although the City serves as the anchor jurisdiction in the San Diego Metropolitan area, residents live in many outlying City neighborhoods, as well as outlying cities within the western County area.

Employment centers focus around metropolitan San Diego, which supports major job centers in the downtown area, Mission Valley, Sorrento Valley, Kearny/Balboa Mesa, Rancho Bernardo, and University City. Additionally, job centers have grown in outlying cities, including Chula Vista, Carlsbad, Oceanside and San Marcos/Escondido (i.e., Innovate 78, a collaboration of the five cities that comprise the 78 Corridor in north San Diego County).

##### Existing On-site Uses

The 172-acre project site consists of two primary existing uses. The project site consists of the existing 70,500-seat San Diego County Credit Union (SDCCU) Stadium and associated parking lot (18,870 parking spaces). The Metropolitan Transit System (MTS) Trolley also bisects the project site, with an on-site trolley station south of the existing SDCCU Stadium; and, Murphy Canyon Creek is located within the eastern project boundary.

### Existing Land Use and Zoning Designations

Because SDSU is a component of the California State University (CSU), which is a state agency, the proposed project is not subject to local government planning and land use plans, policies, or regulations. However, for informational purposes, the proposed project has considered these planning documents including the Mission Valley Community Plan Update, and the project's site location within, and relationship to, each. The proposed project would be subject to state and federal agency planning documents, but would not be subject to regional or local planning documents such as the City's General Plan, Mission Valley Community Plan, or City municipal zoning code.

Under the City's General Plan, the project site is designated as Commercial Employment, Retail, & Services for the majority of the site, and Park, Open Space, and Recreation of the southeast portion of the site (City of San Diego 2018a).

The project is also located in the Mission Valley Community Planning Area (Mission Valley CPA). The City's Mission Valley Community Plan designates the project site as Commercial Recreation and Public Recreation (City of San Diego 2013).

The Final Draft of the Mission Valley Community Plan Update was released on May 31, 2019 (City of San Diego 2019). The Mission Valley Community Plan Final Program EIR identifies the project site for "redevelopment to occur through a future Campus Master Plan" (City of San Diego 2019a). In addition, the Final Program EIR identifies "Eastern Mission Valley," the area where the proposed project is located, as an area to "support higher density residential development with enhanced multi-modal connectivity" (City of San Diego 2019a).

Further, the Mission Valley Community Plan Final Program EIR states that the proposed Mission Valley Community Plan Update "assumed that 4,800 dwelling units, two million square feet of office space, 300,000 square feet of retail space, 450 hotel rooms, 38.1 acres of active park, 4.9 acres of open space, and a 40,000-seat stadium would be developed on the Stadium site" (City of San Diego 2019a). The proposed project's land uses fall within the envelope of site-specific development assumed for the project site.

The existing City zoning of the project site is Mission Valley Planned District – Mission Valley – Commercial Visitor (MVPD-MV-CV) (City of San Diego 2017).

#### 4.13.1.2 State Context

The California Department of Finance (DOF) is responsible for numerous state fiscal functions, including the development of population and housing estimates at the city, county, and state level. The most recent population estimates, released in December 2018, provide estimates as of July 1, 2017, and provisional population estimates as of July 1, 2018, for cities, counties, and the state. The DOF's estimate of statewide population is approximately 39,825,181 people as of January 1, 2018 (DOF 2018a).

Similarly, the DOF provide estimates for housing stock and unit types. The most recent statewide housing estimate is approximately 14,157,590 units as of January 1, 2018 (DOF 2018b).

## 4.13.1.3 Regional Context

**Population**

Similar to the statewide population estimates, the DOF provides estimates for counties. The most recent countywide estimate was released by the DOF in December 2018. The current population estimate for San Diego County (as of July 1, 2017) is approximately 3,320,387 people, with a provisional population estimate (for July 1, 2018) of approximately 3,344,430 people (DOF 2018a).

Since 1972, SANDAG has produced long-range forecasts of population, housing, and employment for the San Diego region that are used as a resource numerous purposes, including for planning. In October 2013, SANDAG adopted the Series 13 2050 Regional Growth Forecast and is the most recent growth forecast published by SANDAG. This forecast serves as the foundation for the Regional Plan and other planning documents (e.g., water agency planning, general plans) throughout the region. The forecast represents an assessment of the changes that SANDAG anticipates for the San Diego region based on the best available information and computer modeling. As stated above, the forecasts are based on the most recent planning assumptions, considering local general plans and other factors, per Senate Bill (SB) 375 (Government Code Section 65080(b)(2)(B)). The SANDAG forecasts are intended to assist decision-makers prepare for the future and, according to SANDAG, are “not an expression for or against growth.” For the purposes of discussion, regional (and local) population forecasts will be discussed in the context of SANDAG estimates and projections. Table 4.13-1, SANDAG Regional Population Forecasts, outlines SANDAG’s regional growth forecast for the City and region, as provided by the Series 13 2050 Regional Growth Forecast.

**Table 4.13-1. SANDAG Regional Population Forecasts**

Location	2012	2020	2035	2050	Total Increase (2012 to 2050)	% Change (2012 to 2050)
Region	3,143,429	3,435,713	3,853,698	4,068,759	925,330	29%
City of San Diego	1,321,315	1,453,267	1,665,609	1,777,936	456,621	35%

**Sources:** SANDAG 2013a and 2013b.

As shown in Table 4.13-1, the region is forecast to grow by approximately 925,330 people (29%) between 2012 and 2050, while the City is forecast to grow by approximately 456,621 (35%) during the same period. Near the time of anticipated buildout of the proposed project, the region and City is forecast to have a population of approximately 3,853,698 and 1,665,609 people, respectively, in the year 2035 (with buildout estimated occurring around 2037).

**Housing**

The most recent countywide estimate for housing stock was released by the DOF in May 2018. The current housing estimate for San Diego County (as of January 1, 2017) is approximately 1,201,517 units, with a provisional housing estimate (for January 1, 2018) of approximately 1,210,138 units (DOF 2018b).

As indicated in Table 4.13-2, SANDAG Existing and Projected Housing Units, the region is forecast to grow its housing stock by approximately 326,117 units (28%) between 2012 and 2050, while the City’s housing stock is forecast to grow by approximately 177,566 (34%) during the same period. Near the time of anticipated buildout of the proposed project, the region and City are forecast to have a housing stock of approximately 1,394,783 and 640,668 units, respectively, in the year 2035 (with buildout estimated occurring around 2037).

**Table 4.13-2. SANDAG Existing and Projected Housing Units**

Location	2012	2020	2035	2050	Total Increase (2012 to 2050)	% Change (2012 to 2050)
Region	1,165,818	1,249,684	1,394,783	1,491,935	326,117	28%
City of San Diego	518,137	559,143	640,668	695,703	177,566	34%

Sources: SANDAG 2013a and 2013b.

SANDAG, as the San Diego metropolitan area’s regional planning entity, prepares the Regional Housing Needs Assessment (RHNA) for San Diego County. The purpose of this assessment is to identify the existing and projected housing needs for the region’s local jurisdictions. The RHNA defines existing housing opportunities and the need for more affordable options for all segments of the populations, especially lower incomes. Local jurisdictions use this information to prepare the housing elements of their general plans. The most recent assessment was accepted by the SANDAG Board of Directors on June 6, 2018, with the Final Regional Housing Need Determination for the June 2020 – April 2029 projection period submitted to the California Department of Housing and Community Development (HCD) on July 5, 2018 (SANDAG 2018a and 2018b).

The HCD, in conjunction/coordination with regional entities, such as SANDAG, provides each region with its share of the anticipated statewide housing needs. The federal, state, and regional growth forecasts concluded that the San Diego region is projected to need approximately 171,685 new housing units by 2029 (SANDAG 2018a). SANDAG is responsible for allocating this need in an equitable way to each jurisdiction within the region. Each jurisdiction will be allocated a specific number of housing units it will be required to reflect in its housing element for the April 2021 – April 2029 planning period (i.e., the next housing element cycle). The housing units allocated to each jurisdiction will be further divided by income category need. SANDAG determines the RHNA in conjunction with a variety of factors, including, household population by age grouping (informed by the DOF and HCD estimates), projected households, vacancy rates, replacement estimates, and overcrowding.

### Employment

As part of its Series 13 2050 Regional Growth Forecast, SANDAG also provides estimates and projections for employment totals for the region. Table 4.13-3, SANDAG Existing and Projected Employment, outlines the existing and projected jobs in the region and the City. As shown in Table 4.13-3, the region is forecast to grow its jobs base by approximately 460,491 jobs (32%) between 2012 and 2050, while the City is forecast to grow by approximately 228,541 (29%) during the same period. Near the time of anticipated buildout of the proposed project, the region and City are forecast to have approximately 1,769,938 and 933,938 jobs, respectively, in the year 2035 (with buildout estimated occurring around 2037).

**Table 4.13-3. SANDAG Existing and Projected Employment**

Location	2012	2020	2035	2050	Total Increase (2012 to 2050)	% Change (2012 to 2050)
<b>Number of Jobs</b>						
Region	1,450,913	1,624,124	1,769,938	1,911,405	460,492	32%
City of San Diego	780,252	867,641	933,938	1,008,793	228,541	29%
<b>Employment Density*</b>						
Region	15.8	17.1	18.2	19.0	3.2	21%

**Table 4.13-3. SANDAG Existing and Projected Employment**

Location	2012	2020	2035	2050	Total Increase (2012 to 2050)	% Change (2012 to 2050)
City of San Diego	22.2	24.5	26.1	27.5	5.4	22%

Sources: SANDAG 2013a and 2013b.

**Note:**

\* Employment density = civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

#### 4.13.1.4 Local Context

##### Mission Valley Community Planning Area

The project site is located within the Mission Valley CPA of the City. Table 4.13-4a, SANDAG Growth Forecast – Mission Valley Community Planning Area, outlines population, housing, and employment estimates for the Mission Valley CPA as part of SANDAG’s Series 13 2050 Regional Growth Forecast.

**Table 4.13-4a. SANDAG Growth Forecast – Mission Valley Community Planning Area**

Location	2012	2020	2035	2050	Total Increase (2012 to 2050)	% Change (2012 to 2050)
Housing Units	11,233	14,324	19,299	20,734	9,501	85%
Population	19,038	24,894	34,282	36,340	17,302	91%
Employment (Jobs)	45,197	53,673	57,826	59,447	14,250	31%
Employment Density*	37.5	43.4	47.0	48.2	10.6	15%

Source: SANDAG 2013c.

**Note:**

\* Employment density = civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

As shown in Table 4.13-4a, as of 2013 the Mission Valley CPA was forecasted to experience substantial growth (percent change), relative to the City and region discussed above. Between 2012 and 2050, the Mission Valley CPA was forecast by SANDAG to grow by approximately 17,302 people, 9,501 housing units, 14,250 jobs, and 10.6 employees per developed acre.

Subsequently, the City of San Diego prepared the Mission Valley Community Plan Update, which proposes additional residential and employment uses in the Mission Valley CPA. Table 4.13-4b shows the Buildout Summary from Table 3.4-1 of the Mission Valley Community Plan Final EIR, including Housing Units, Household Population, Nonresidential Square Footages, and Employment in 2050. These projections include the proposed project as explained in Section 4.13.1.1 above.

**Table 4.13-4b. City of San Diego – Mission Valley Community Plan Update (Final Draft)**

	Base Year (2012)	Buildout (2050)	Net Increase (2012 to 2050)	% Change (2012 to 2050)
Housing Units	11,240	39,160	27,910	248%
<i>Single Family</i>	<5	<5	0	0%
<i>Multi-Family</i>	11,240	39,160	27,910	248%
Household Population	20,800	72,400	51,600	248%

Table 4.13-4b. City of San Diego – Mission Valley Community Plan Update (Final Draft)

	Base Year (2012)	Buildout (2050)	Net Increase (2012 to 2050)	% Change (2012 to 2050)
Nonresidential Square Feet	17,667,000	25,038,000	7,371,000	42%
<i>Commercial/Retail</i>	5,231,350	7,244,347	2,012,997	38%
<i>Office</i>	7,418,523	12,087,208	4,668,685	63%
<i>Motel/Hotel</i>	3,648,880	4,406,391	757,511	25%
<i>Industrial</i>	603,210	120,711	(482,499)	(80%)
<i>Institutional/Community     Facilities</i>	158,839	195,358	36,519	23%
<i>Hospital/Clinic</i>	67,223	42,803	(24,420)	(36%)
<i>University and other colleges</i>	247,577	189,163	(58,414)	(24)
<i>Schools K to 12</i>	96,200	105,650	9,450	10%
<i>Recreational</i>	195,181	646,278	495,097	231%
Employment	45,600	64,700	19,100	42%

## 4.13.2 Relevant Plans, Policies, and Ordinances

### State

#### *California Planning and Zoning Law*

The legal framework within which California counties and cities exercise local planning and land use functions is provided in the California Planning and Zoning Law (Sections 65000 through 66499.58 of the California Government Code). Under that law, each county and city must adopt a comprehensive, long-term general plan. The law gives counties and cities wide latitude in how a jurisdiction may create a general plan, but there are fundamental requirements that must be met. The requirements include seven mandatory elements described in the Government Code. Each element must contain text and descriptions setting forth objectives, principles, standards, policies, and plan proposals; diagrams and maps that incorporate data and analysis; and implementation measures.

According to State of California housing element consistency regulations (outlined in California Government Code, Section 65583), each local city/county is required to prepare a housing element assessing the community's needs (with the mandated goal of providing housing opportunities for all community segments and income groups), and establish policies ensuring these needs are met. The housing element includes goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. While providing general plan/zoning designations that allow for adequate housing is an obligation of local governments, there is considerable state oversight to ensure that adequate supplies of all types of housing are being provided statewide. To ensure that state goals are met at the local level, the HCD reviews all local housing elements (California Government Code, Section 65583).

#### *Senate Bill 375*

The Sustainable Communities and Climate Protection Act of 2008, also known as SB 375 (codified in the Government Code and Public Resources Code), took effect in 2008 and provides a planning process to coordinate land use planning, regional transportation plans, and funding priorities in order to help California meet the

greenhouse gas (GHG) reduction goals established in Assembly Bill 32. SB 375 requires metropolitan planning organizations (MPOs) to incorporate a Sustainable Communities Strategy (SCS) in their Regional Transportation Plan (RTP). SB 375 also aligns the RHNA planning process with the development of each MPOs Sustainable Communities Strategies (SCS) and to accommodate therein each jurisdictions share of the regional housing need for each income level.

### ***Regional Housing Needs Assessment***

An RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of general plans. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs.

The City of San Diego was allocated 88,096 RHNA units for the Fifth Housing Element Cycle (January 1, 2010, to December 31, 2020). In 2018, SANDAG began the RHNA process for the 8-year, sixth housing element cycle (June 30, 2020 to April 15, 2029). On July 5, 2018, the HCD sent the Final Regional Housing Need Determination letter to SANDAG, which identified “the minimum regional housing need of 171,685 total units among four income categories for SANDAG to distribute among its local governments” (SANDAG 2018a).

### **Regional**

#### ***SANDAG Regional Comprehensive Plan***

The SANDAG Regional Comprehensive Plan, adopted in 2004, provides a long-term planning framework for the San Diego region. The Regional Comprehensive Plan identified smart growth and sustainable development as important strategies to direct the region’s future growth toward compact, mixed-use development in urbanized communities that already have existing and planned infrastructure, and then connecting those communities with a variety of transportation choices.

In 2011, SANDAG approved the 2050 RTP/SCS. This approval marked the first time SANDAG’s RTP included a sustainable communities strategy, consistent with SB 375. This RTP/SCS provided a blueprint to improve mobility, preserve open space, and create communities, all with transportation choices to reduce GHG emissions and meet specific targets set by the California Air Resources Board (CARB) as required by SB 375. In 2010, CARB established targets for each region in California governed by an MPO. SANDAG is the MPO for the San Diego region.

The SANDAG target, as set by CARB, is to reduce the region’s per-capita emissions of GHG emissions from cars and light-duty trucks by 7% by 2020, compared with a 2005 baseline. By 2035, the target is a 13% per-capita reduction. There is no target set beyond 2035. To achieve the 2020 and 2035 targets, SANDAG and other MPOs are required to develop an SCS as an element of its RTP. The SANDAG SCS integrates land use and transportation plans to achieve reductions in GHG emissions and meet the CARB-required targets.

SANDAG is required by law to update its RTP every 4 years. In October 2015, SANDAG adopted the latest update to its RTP/SCS. SANDAG’s 2015 RTP/SCS, known as San Diego Forward: The Regional Plan (Regional Plan), which integrates the elements of the prior Regional Comprehensive Plan and combines those elements with the Regional Plan.

The Regional Plan updates growth forecasts and is based on the most recent planning assumptions considering currently adopted land use plans, including the City's General Plan and other factors from the cities in the region and the County. SANDAG's Regional Plan will change in response to the ongoing land use planning of the City and other jurisdictions. For example, the City's General Plan and other local General Plans of cities, may change based on General Plan amendments initiated by the jurisdiction or landowner applicants. The General Plan amendments may result in increases in development densities by amending the regional category designations or zoning classifications. Accordingly, SANDAG's RTP/SCS latest forecasts of future development in the San Diego region, including location, must be coordinated closely with each jurisdiction's ongoing land use planning because that planning is not static, as recognized by the need for updates to SANDAG's RTP/SCS every 4 years.

### Local

#### ***San Diego Municipal Code Section 22.0908***

San Diego Municipal Code (SDMC) Section 22.0908 was approved by City of San Diego voters on November 6, 2018, directing the sale of real property to SDSU. The sale of the property is required to provide for certain uses, including the following (SDMC Section 22.0908, subsection (c)(5)):

- (A) Academic and administrative buildings and classrooms;
- (B) Commercial, technology, and office space, compatible and synergistic with SDSU's needs, to be developed through SDSU-private partnerships, and with such uses contributing to sales tax and possessory interest tax, as applicable, to the City;
- (C) Complementary retail uses serving neighborhood residents and businesses while also creating an exciting college game-day experience for SDSU football fans and other Potential Sports Partners, and with such retail uses contributing to sales tax and possessory interest tax, as applicable, to the City;
- (D) Hotel(s) to support visitors to campus and stadium-related events, provide additional meeting and conference facilities, and serve as an incubator for graduate and undergraduate students in SDSU's L. Robert Payne School of Hospitality and Tourism Management; and with such uses contributing to sales taxes, possessory interest taxes, and transient occupancy taxes, as applicable, to the City;
- (E) Faculty and staff housing to assist in the recruitment of nationally recognized talent, and with such uses contributing to possessory interest taxes, as applicable, to the City;
- (F) Graduate and undergraduate student housing to assist athlete and student recruitment, and with such uses contributing to possessory interest taxes, as applicable, to the City;
- (G) Apartment-style homes for the local community interested in residing in proximity to a vibrant university village atmosphere, and with such uses contributing to possessory interest taxes, as applicable, to the City;
- (H) Other market-rate, workforce and affordable homes in proximity to a vibrant university village atmosphere, and with such uses contributing to possessory interest taxes, as applicable, to the City; and
- (I) Trolley and other public transportation uses and improvements to minimize vehicular traffic impacts in the vicinity.

Further, SDMC Section 22.0908, subsection (g) provides that, “SDSU shall use the content requirements of a Specific Plan, prepared pursuant to California Government Code section 65451, subdivision (a), in completing the SDSU Campus Master Plan revision contemplated by this section.”

### ***City of San Diego General Plan***

Under the City’s General Plan, the project site is designated as Commercial Employment, Retail, & Services for the majority of the site, and Park, Open Space, and Recreation of the southeast portion of the site (City of San Diego 2018a). This designation provides recommended Community Plan designations of varying levels of targeted commercial uses (such as neighborhood, community, regional, office, visitor, and heavy), with or without a residential component. The Mission Valley Community Plan further designates planned land use designations for the project site.

### ***City of San Diego Housing Inventory***

The City of San Diego released an annual report on housing inventory in 2018, which provides an overview of progress towards the goals outlined in the City’s Housing Element, including progress toward RHNA requirements. In summary, while the City has been taking steps towards increasing housing production, the market is not keeping up with demand (City of San Diego 2018b). At the end of 2017, housing production for the current RHNA cycle was approximately 33,000 units, with 54,937 more units needed by 2020, meaning that housing production has only met 38% of the housing needs for the RHNA with less than 3 years remaining in the current cycle (City of San Diego 2018b). With this housing need determined, the City has introduced strategies and initiatives to increase housing production in the City, as outlined in Table 5.1 of the housing inventory report (City of San Diego 2018b).

### ***Mission Valley Community Plan (Adopted)***

The project site is located in the Mission Valley CPA. The City’s Mission Valley Community Plan designates the project site as Commercial Recreation and Public Recreation (City of San Diego 2013). Commercial Recreation uses include lodging facilities (hotels and motels), recreational facilities, and entertainment facilities (theaters and convention centers) (City of San Diego 2013).

### ***Draft Mission Valley Community Plan Update (Proposed)***

The City is currently in the process of updating the Mission Valley Community Plan. On February 6, 2019, a second working draft of the Mission Valley Community Plan and the Draft Environmental Impact Report (EIR) was released (City of San Diego 2019b). The Final Draft of the Mission Valley Community Plan Update, as well as the Final Program EIR, was released on May 31, 2019 (City of San Diego 2019). The Mission Valley Community Plan Update is currently in the “City hearings on final plans” phase of the process, with the release of the final draft plan and the public hearing process beginning in summer 2019. Although not yet adopted, in the final draft update the City considers that the project site would be redeveloped through a Campus Master Plan that should adhere to the land uses and policies to the Mission Valley Community Plan (City of San Diego 2019c).

In the Final Program EIR for the Mission Valley Community Plan Update, the City states that the Mission Valley Community Plan Update serves as a comprehensive long-term plan for the physical development of the Mission Valley CPA and is intended to manage and address future growth through 2050 (City of San Diego 2019a). The Mission Valley Community Plan Update is intended to provide orderly growth and redevelopment by placing higher density residential development within and around transit and commercial corridors (City of San Diego 2019a). As

accounted for in Table 3.4-1 of the Final EIR, the City provides the following net increases under the Mission Valley Community Plan Update by 2050 (City of San Diego 2019a):

- Housing Units: 27,910 (248% increase over 2012 conditions)
- Population: 51,600 (248% increase over 2012 conditions)
- Nonresidential Square Feet: 7,371,000 (42% increase over 2012 conditions)
- Employment: 19,100 (42% increase over 2012 conditions)

### 4.13.3 Significance Criteria

The significance criteria used to evaluate the project impacts to population and housing are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to population and housing would occur if the project would:

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

### 4.13.4 Impacts Analysis

#### 4.13.4.1 Growth Inducement

***Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

##### 4.13.4.1.1 Direct Growth Inducement

#### **Proposed Project**

The proposed project would directly induce growth through the redevelopment of the 132-acre SDCCU Stadium site and the adjacent San Diego River Park into a new SDSU Mission Valley campus. The Campus Master Plan would result in a state-of-the-art campus, including approximately 1.6 million square feet of facilities for educational, research, and office uses, 4,600 residential units, 400 hotel rooms, 95,000 square feet of commercial/retail uses, a 35,000-capacity multipurpose stadium, as well as approximately 86 acres of parks, recreation, and open space, including a River Park, which would introduce new residents, students, and jobs to the area. To understand the magnitude of the projected increase in population, an estimate for the number of new residents associated with the proposed project is required. There are several existing population rates that could be applied to the proposed project for this analysis:

- U.S. Census (U.S. Census Bureau 2018):
  - 2.72: estimated persons per household rate (2013–2017) as of July 1, 2018
- DOF (DOF 2018b):
  - 2.68: provisional estimated persons per household rate for the City of San Diego as of January 1, 2018

- SANDAG Series 13 Regional Growth Forecast:
  - 2.65: forecasted persons per household for the City of San Diego in the year 2035 (nearest estimated project buildout) (SANDAG 2013b)
  - 2.64: forecasted persons per household for the City of San Diego in the year 2050 (SANDAG 2013b)
  - 2.16: estimated persons per household for the 92108 zip code as of January 1, 2016 (SANDAG 2016)
  - 1.91: forecasted persons per household for the Mission Valley CPA in the year 2035 (nearest estimated project buildout) and year 2050 (SANDAG 2013c)
- Final Draft of the City of San Diego Mission Valley Community Plan Update (City of San Diego 2019b)
  - 1.85 persons per household for the Mission Valley Community Planning Area 2050 population projection

The most conservative population rate (i.e., providing the largest potential residential population estimate) would be 2.72 from the U.S. Census. However, as with the DOF rates, this rate is an estimate for the entire City of San Diego, which is comprised of highly variable occupancies, unit types, and family sizes (as clearly indicated by the difference in population rates in between the City and the Mission Valley CPA). Due to the historic single-family-dominant nature of development in San Diego, this value likely overestimates the per-person generation rates for an infill campus project with a residential component that is entirely comprised of multifamily units. Additionally, the population estimate is for past years, whereas the proposed project has an anticipated buildout of 2037.

As such, to provide a reasonable estimate of residential population of the proposed project at buildout, the City of San Diego's Final Draft of the Mission Valley Community Plan Update persons per household rate of 1.85 in the year 2050 is used because it is the most recent (2019) and geographically representative (Mission Valley CPA) population estimate for the project area. This is also consistent with the latest SANDAG estimate for year 2035 estimated persons per household for the Mission Valley Community Planning Area of 1.91.

While the Mission Valley Community Plan Update has yet to be adopted, similar high-density developments to the proposed project were identified in the area by the Transportation Impact Analysis (Appendix 4.15-1), as prepared for the proposed project. Analysis conducted for Appendix 4.15-1 determined that these similar existing developments coincided most closely with the 1.85 persons per household metric identified in the Mission Valley Community Plan Update. Specifically, Appendix 4.15-1 identified the River Run Apartments (three-story) and the Promenade Rio Vista Apartments (four-story with some retail) developments which are located in Mission Valley, west of the project site by approximately 1.0 mile (River Run Apartments) and 1.5 miles (Rio Vista Apartments). While this rate is lower than the average for the 92108 zip code, it is justifiable for the proposed project compared to similar high-density developments as opposed to including data from lower density developments and other more general, regional data (Appendix 4.15-1).

For the reasons discussed above, an approximate population of 8,510 represents the most reasonable estimate of new residents as a result of the proposed project's residential component. This estimate is derived by applying the persons per household rate of 1.85 to the proposed project's 4,600 residential units.

Once the proposed project has been developed and is occupied, there would be an ongoing economic and tax impact of the project. The economic contribution of the proposed project has three components: direct, indirect, and induced contributions. Direct contributions include the total full-time and part-time employees, labor income (including the value of benefits), economic output, and value-added associated with the construction expenditures to build the project and subsequent operation of businesses on the site. Indirect contributions are attributable to purchases from suppliers within San Diego County. The indirect contribution also captures the additional input purchases from local suppliers by the suppliers. These additional purchases create subsequent rounds of indirect

effects. The induced contribution includes spending by construction employees or employees who work at businesses at the Mission Valley site, and the employees of suppliers at local businesses, including grocery stores, restaurants, and service providers. The following analysis focuses on the direct and indirect contributions of the proposed project, induced contributions are addressed in Section 5.1, Growth Inducement, of EIR Chapter 5.

The proposed project would include educational/research, residential, retail, and stadium campus components. To estimate the direct and indirect operational impact of the proposed project, Appendix 4.13-1, prepared by Ernst and Young, estimated the direct, indirect, and induced employment for each campus land use. This analysis used an input-output model to estimate the economic contributions of the proposed project's planned capital investments and subsequent operations. The regional economic multipliers were estimated using the 2016 IMPLAN input-output model of San Diego County. IMPLAN is used by more than 500 universities and government agencies. IMPLAN includes the interaction of over 530 industry sectors, thus identifying the interaction of specific industries related to the SDSU Mission Valley Campus Master Plan Project. The following assumptions or data sources were used in the modeling:

- Retail: 2012 Economic Census data for California retail establishments was used to calculate employees per square foot of under-roof floor space for different types of retail (e.g. grocery store, other retail). These ratios were used to estimate direct employment for the retail components.
- Restaurants: Information on labor as a share of restaurant sales and average hourly wages of restaurant workers in San Diego was used to estimate the direct number of employees at restaurants based on projected sales.
- Research and innovation campus: The ratio of one research and innovation campus (office) employee to 200 square feet was used to estimate the number of direct workers associated with the research and innovation campus space at full occupancy. One-third of the space was modeled as traditional office space while the remaining two-thirds were modeled as research and innovation.
- Campus: University employment was also modeled, assuming 1% annual student enrollment growth starting in 2019.
- Hotel: Data on hotel operations were used to estimate labor costs that are equal to 35% of revenue. Dividing labor costs by average annual wages of hotel workers produced an estimate of the number of workers at the planned hotels.
- Stadium: CSU/SDSU provided information on ticket sale revenue from seven football games and concession sales at SDSU games in 2017. The revenue associated with other (non-university) events were also modeled assuming 23 other events would occur (the number of Stadium events in the last year at SDCCU Stadium) with an average ticket price of \$50, and average merchandise and concession sales of \$20 per person. Attendance at these other events was assumed to be at 85% capacity, or 29,750 attendees.
- Residential/parking: Residential and parking properties have minimal employment impacts and have not been included here.

Based on the above campus components, the direct employment at project buildout is estimated to be 7,809 jobs. The indirect economic contribution attributable to the proposed project buildout is estimated to be an additional 4,314 jobs. Thus, the total direct and indirect annual employment contribution at project buildout is estimated to be 12,123 jobs (Appendix 4.13-1).

## Planned Growth

### *San Diego Association of Governments Population Projections*

As discussed previously, SANDAG has produced long-range forecasts of population, housing, and employment for the San Diego region that are used as a resource for numerous purposes, including planning. The forecast represents an assessment of the changes that SANDAG anticipates for the San Diego region based on the best available information and computer modeling. The forecast is not intended to be a prescription for growth; however, it provides a reasonable basis of analysis.

Table 4.13-5 compares SANDAG’s projected growth in the Mission Valley CPA to the City of San Diego and the overall County. As the geographic scope increases, the share of forecasted growth is reduced, as the City and the region are anticipated to experience substantial growth by year 2050. Specifically, the City of San Diego’s population is expected to increase by approximately 456,621 residents by 2050, and the number of housing units is projected to go up by 177,566 homes. Countywide, SANDAG projects the County’s population to increase by approximately 925,330 and the number of housing units to increase by 326,117.

**Table 4.13-5. SANDAG 2013 Growth Forecast**

Location	2012	2050	Total Increase (2012 to 2050)
<b><i>Mission Valley CPA</i></b>			
Population	19,038	36,340	17,302
Housing Units	11,233	20,734	9,501
Employment (Jobs)	45,197	59,447	14,250
Employment Density*	37.5	48.2	10.6
<b><i>City of San Diego</i></b>			
Population	1,321,315	1,777,936	456,621
Housing Units	518,137	695,703	177,566
Employment (Jobs)	780,252	1,008,793	228,541
Employment Density*	22.2	27.5	5.4
<b><i>County of San Diego</i></b>			
Population	3,143,429	4,068,759	925,330
Housing Units	1,165,818	1,491,935	326,117
Employment (Jobs)	1,450,913	1,911,405	460,492
Employment Density*	15.8	19.0	3.2

Sources: SANDAG 2013a, 2013b, 2013c, and 2016.

**Note:**

\* The population estimate coincides with the persons per household rate for the 92108 zip code as of January 1, 2016.

### ***Regional Housing Needs Assessment***

The City of San Diego was previously allocated 88,096 RHNA units for the Fifth Housing Element Cycle (2010 to 2020). Between 2010 and 2017, the City of San Diego had permitted 33,159 units. This total represents approximately 37.6% of the total required units in 8 years for the 11-year cycle (2010 to 2020). Using an average of 8,008 units/year to achieve the 11-year goal, the City of San Diego was approximately 30,910 units behind,

permitting at an average pace of only 4,149 units/year. This is consistent with the regionwide shortage in housing across the SANDAG service area.

The proposed project would not commence vertical construction until the Sixth Housing Element Cycle begins. Based on the City's share of the 2010 RHNA allocation, which amounted to approximately 54.4% of the total in the SANDAG region, for the pending Sixth Housing Element Cycle, the City of San Diego would be expected to provide approximately 93,317 housing units between 2021 and 2028.

### ***1984 Mission Valley Community Plan (Adopted)***

Under the existing land use and zoning designations, no residential or school/university uses are assumed in the MVPD-MV-CV zone. The Multiple Use Zone (MV-M) provides options for including residential uses within commercial zones, as specified by SDMC Section 1514.0307(c). As provided in Section 1514.0307(c), all commercially zoned sites can utilize the multiple use option, subject to including the required mix of commercial and residential use categories. The current zoning does not permit school/university uses. Under the adopted Mission Valley Community Plan, redevelopment and growth within the project site is not planned or contemplated by the City.

### ***Mission Valley Community Plan Update (Proposed)***

The Mission Valley Community Plan Update contemplates the project site being subject to future redevelopment under a Campus Master Plan, as proposed by the project. The Mission Valley Community Plan Update anticipates the following uses in the project site.

- 4,800 dwelling units
- 2,000,000 square feet of office space
- 300,000 square feet of retail space
- 38.1 acres of active park
- 4.9 acres of open space

The assumptions for the project site in the final draft Mission Valley Community Plan Update would result in approximately 10,368 new residents.

### ***SDSU Full-Time Equivalent Students***

The 2007 SDSU Campus Master Plan Revision, adopted by the CSU Board of Trustees In May 2018, provides for 35,000 FTES. The current Campus Master Plan does not account for any campus uses at the project site.

### **Analysis**

As shown in Tables 4.13-4a and 4.13-6, both the most recent SANDAG projections and City of San Diego planning documents expect population and employment growth within Mission Valley. While the amount of anticipated growth by both agencies varies, the analysis below demonstrates the proposed project would not be inconsistent with the regional and local projections.

**SANDAG Population Projections**

Table 4.13-5 shows that SANDAG projected an increase of over 17,000 new residents and 9,500 housing units and 14,250 new jobs in the Mission Valley area. As explained above, the proposed project would include 8,510 residents, 4,600 housing units, and approximately 8,332 jobs. Accordingly, the proposed project would accommodate the planned growth projected by SANDAG.

As of 2016, some of this planned growth had occurred as shown in Table 4.13-6, below. Specifically, the population in the Mission Valley CPA increased by approximately 6,355 residents and approximately 1,343 residential units were built. The remaining planned growth based on SANDAG's 2013 projections would accommodate 10,947 residents and 8,158 housing units, which are both more than the proposed project; thus, the proposed project would not result in growth beyond planned growth in the Mission Valley CPA.

**Table 4.13-6. SANDAG 2016 Population and Housing Estimates**

Location	2012	2016	Increase (2012 to 2016)	Remaining Planned Growth
<b>Mission Valley CPA</b>				
Population	19,038	25,393	6,355	10,947
Housing Units	11,233	12,576	1,343	8,158

The proposed project would account for 2.1% of the total increase in the City's population and 2.6% of the increase in housing units in the City of San Diego by 2050. At the County level, the proposed project would account for approximately 1.1% of the forecasted 925,330 new residents and 1.4% of the expected 326,117 new housing units.

While the proposed project would result in growth, it would not represent a significant total of the projected regional growth over the next 30 years. Further, the location of the project site within an infill, transit-priority location identified by SANDAG as a Smart Growth Opportunity Area near existing public services and infrastructure would reduce development pressures in other outlying areas around San Diego County.

**Regional Housing Needs Assessment**

The proposed project would comply with the City's affordable housing requirements by building the required affordable units on-site. These units would assist the City in attaining its future RHNA requirements expected under the Sixth Housing Element Cycle (2021 to 2028).

**Draft Mission Valley Community Plan Update (Proposed)**

The proposed project would represent the differences between the assumptions in the proposed Mission Valley Community Plan Update, as presented in Table 4.13-7, Mission Valley Community Plan Update EIR versus Proposed Project.

Table 4.13-7. Mission Valley Community Plan Update EIR versus Proposed Project

Project Component	Unit Count or Square Feet		Difference	% Increase/ (Decrease)
	Mission Valley CPU	Proposed Project		
Residential	4,800 units	4,600 units	(200) units	(4.17%)
Office	2,000,000 square feet	1,565,000 square feet	(435,000) square feet	(21.8%)
Retail/Hotel	300,000 square feet	310,415* square feet	10,415 square feet	3.5%
Parks and Recreation	43 acres	86.1 acres	43.1 acres	100%
Stadium	40,000	35,000 capacity	(5,000 seats)	(12.5%)
Residential Population	8,880	8,510	(170)	(1.9%)

**Notes:**

\* Includes campus hotel uses

Overall, the proposed project includes less intensity and development compared to the uses contained in the Final Draft of the Mission Valley Community Plan Update and; therefore, overall lower projected growth.

**SDSU Campus Master Plan**

In completing the SDSU Campus Master Plan, SDSU prepared the SDSU Mission Valley Campus Guidelines (Guidelines), using the content requirements of a specific plan pursuant to Government Code Section 65451, subdivision (a), as contemplated by SDMC Section 22.0908(g). The Guidelines and Campus Master Plan would be able to accommodate up to 15,000 FTES in the campus and would provide adequate classroom space and housing units as determined appropriate by CSU/SDSU to accommodate demand for higher education.

**Conclusion**

The proposed project would directly induce growth through the development of the campus components, including residential, office, innovation, research and development, hospitality, and commercial land uses, which would introduce new residents, students, and jobs to the area. However, the proposed project population of 8,510 would be accommodated under the projected population growth in the Mission Valley area based on SANDAG's projections as shown in Table 4.13-6 above. The proposed project would also provide affordable housing on-site, which would assist with meeting the region's housing needs at all income levels.

In consideration of SDMC Section 22.0908 (Sale of Real Property to SDSU), the proposed project would include a Campus Master Plan (See Figure 2-8 in EIR Chapter 2) and the SDSU Mission Valley Campus Guidelines, which have been prepared using the content requirements of Government Code Section 65451, subdivision (a) and includes the distribution, location, and extent of the proposed uses within the project site; the distribution, location, and extent of major components of public and infrastructure, public services, and other essential facilities proposed to be located within the project site needed to support the proposed project; development guidelines and design expectations by which development will proceed; and a program of implementation measures and financing measures necessary to carry out the proposed project. This SDSU Mission Valley Campus Master Plan and the Campus Guidelines would permit up to 15,000 FTES on the SDSU Mission Valley site. The Final EIR for the Mission Valley Community Plan Update contemplates the project site being subject to future redevelopment under a Campus Master Plan and anticipated similar or slightly more intensive land uses than those proposed by the project.

Thus, the projected increase in population of the project site would be consistent with the anticipated overall growth of the City of San Diego and County of San Diego, and impacts would be **less than significant**.

### 4.13.4.1.2 Indirect Growth Inducement

The project site is located within a highly urbanized area that is currently served by existing roadway/access infrastructure. The proposed project would include circulation improvements. While the proposed project may increase roadway capacity, such off-site improvements would facilitate traffic circulation to existing developed areas. The project site is located within a highly urbanized area that is currently served by existing roadway/access infrastructure. The proposed project would not result in the extension or expansion of roadways in previously undeveloped or underdeveloped areas such that surrounding land uses could be encouraged to intensify.

The proposed project would result in an incremental increase in demand of water and wastewater services. It is anticipated that the proposed project would require new points of connection for domestic water, fire water, and sewer from the existing utility lines. All proposed connections to existing utility infrastructure would be sized to adequately serve anticipated project buildout. Similarly, all existing water, sewer facilities that the proposed project would connect to are adequately sized to serve the proposed project without the need to expand (refer Section 4.17, Utilities and Service Systems). Further, the project site and surrounding areas are highly urbanized and currently served by existing utility infrastructure. The proposed project would not be extending any utility or service system into undeveloped areas that are currently unserved by utilities.

In addition to the direct job growth modeled in Appendix 4.13-1, indirect job growth was also calculated. Indirect economic contributions are attributable to purchases from suppliers within San Diego County. The indirect contribution also captures the additional input purchases from local suppliers by the suppliers. These additional purchases create subsequent rounds of indirect effects. As calculated in Appendix 4.13-1, the number of employees indirectly created by the proposed project is estimated at 4,314. This total would be considered as part of the overall employment within San Diego County. As shown in Table 4.13-5, employment in San Diego County is estimated to increase by 460,492 by 2050. The proposed project's indirect contribution to this total of 4,314 jobs represents .9% of the increased employment in San Diego County over the next 30 years.

Therefore, the proposed project would not result in indirect growth inducement through the removal of barriers of growth, extension of utility and service systems and encouragement of growth. Impacts would be **less than significant**.

### 4.13.4.2 Displacement of People or Housing

***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

There are no existing homes or dwelling units on the project site, therefore, no existing housing would be affected by the implementation of the proposed project.

The introduction of new development to an area may have in indirect effect on existing surrounding communities due to increased traffic and other impacts. As it relates to the proposed project, surrounding neighborhoods include Serra Mesa (north of the project site); Grantville (East of the project site), and Normal Heights (south of the project site). While the development of the proposed project would have impacts as a result of increased population and employment on the project site, it would not be expected to displace substantial numbers of existing people in these communities. The proposed project does not include new or extended infrastructure through existing residential

areas. The proposed project does not include oversized facilities that may result in inducements to additional growth outside the project site, which could result in demolition of existing housing. Rather, the proposed project would consume additional capacity within existing utility systems. Lastly, the proposed project does not involve any amendments to land use plans or policies, rezones, or annexations, which may result in additional future growth that could displace substantial numbers of existing people or housing and necessitate the construction of replacement housing elsewhere.

While no permitted or official dwelling units exist on site, the San Diego River and Murphy Canyon area has been documented to have a persistent homeless population. Every year, the San Diego Regional Task Force on the Homeless conducts a census known as the “Point-in-Time-Count” meant to serve as a one-day count of persons living on the streets or in short-term shelters. A total of 4,912 homeless persons were counted in the City in 2018, with concentrations in areas such as downtown, Pacific Beach, Mission Valley, the mid-city areas, and east/southeast of downtown (Regional Task Force on the Homeless 2018). It is likely that construction and operation of the proposed project would displace homeless persons on the fringes of the project site, particularly in the San Diego River and Murphy Canyon Creek. However, due to the transient and nonpermanent nature of these dwellings as well as general fluctuations in the homeless population, the exact homeless population in these areas can vary at any given time. Further, the overall issue regarding homelessness and provision of housing for this population is a separate matter from the proposed project. Any potential displacement of homeless persons due to the proposed project in the areas surrounding the project site would not necessitate the construction of replacement housing elsewhere. Therefore, **no impact** would occur.

### 4.13.4.3 Cumulative Impact Analysis

#### ***Would the project result in a cumulative impact to population and housing?***

The growth analysis presented previously is inherently a cumulative discussion because it accounts for Citywide and regional growth projections that are based on adopted plans and potential future changes in land use. As previously discussed, the proposed project would directly induce growth through the development of campus residential, employment lands, including educational, innovation, research and development, hospitality and commercial land uses, which would introduce new residents, students, and jobs to the area. There is not a hardline number or percentage available to determine whether this growth would be considered a substantial unplanned increase in population.

Various other projects included in the cumulative projects table (Table 3-1 in EIR Chapter 3) propose residential and mixed-use developments in Mission Valley that would induce growth in the area, similar to the proposed project. The larger of these cumulative projects include the Civita (Quarry Falls) mixed-use project currently under construction, which includes 4,780 residential units; the approved Town & Country Specific Plan project, which includes 840 residential units; the proposed Riverwalk Commercial Center project, which would include 4,000 multifamily housing units; and the proposed Shawnee LLC/CG 7600 Master Plan, which would include 1,023 multifamily residential units. Although these projects would add cumulative growth to Mission Valley and the greater City of San Diego, SANDAG and the City are projecting significant population growth in Mission Valley.

SANDAG projected an increase of over 17,000 new residents and 9,500 housing units and 14,250 new jobs in the Mission Valley area (Table 4.13-5). The proposed project would include 8,510 residents, 4,600 housing units, and approximately 8,332 jobs. The Riverwalk Commercial Center project alone is projected to introduce 4,000 housing units. Although the population estimates have yet to be determined for the Riverwalk Commercial Center project, it can be reasonably estimated that with 4,000 proposed residential units, this project would result in approximately 7,400 new residents, when using the 1.85 persons per household for the Mission Valley Community Planning Area.

Combined with the proposed project, this would result in an increase of 8,600 housing units and approximately 15,910 new residents in the Mission Valley area, just under the SANDAG 2050 projections. While the proposed project would accommodate the planned growth projected by SANDAG, other cumulative projects including the above mentioned, would together exceed SANDAG's projections by approximately 7,166 units and 15,260 residents. While these projects would exceed the outdated SANDAG projections, (1) the Final Mission Valley Community Plan Update EIR includes a mitigation measure, MM-AQ-1, which requires the City to provide a revised land use map for Mission Valley planning area to SANDAG "to ensure that any revisions to the population and employment projections used by the SDAPCD in updating the RAQS [Regional Air Quality Strategy] and the SIP [State Implementation Plan] will accurately reflect anticipated growth due to the proposed CPU [Community Plan Update]" (City of San Diego 2019a) and (2) the cumulative increase would assist the City with meeting its requirements under the to-be released Sixth Housing Element Cycle by providing for approximately 716 units of affordable housing.

As of 2016, some of this planned growth had occurred as shown in Table 4.13-6. Specifically, the population in the Mission Valley CPA increased by approximately 6,355 residents, and approximately 1,343 residential units were built. The remaining planned growth based on SANDAG's 2013 projections would accommodate 10,947 residents and 8,158 housing units. Again, when combined with cumulative projects, the proposed project would result in population growth in excess of SANDAG's projected growth.

As previously discussed, the Mission Valley Community Plan Update proposes additional residential uses in the Mission Valley Community Planning Area that exceed SANDAG's population and housing estimates for the area. Table 4.13-4b shows the Buildout Summary from the Mission Valley Community Plan Update Final Program EIR, including a net increase of 27,910 housing units and 51,600 new residents in the Mission Valley area between 2012 and 2050. These projections allow for more growth in the area than the SANDAG growth projections, and would account for the proposed project, the Riverwalk Commercial Center project, and other cumulative projects.

Finally, as discussed the proposed project would account for only 2.1% of the total increase in the City's population and 2.6% of the increase in housing units in the City of San Diego by 2050. At the County level, the proposed project would account for approximately 1.1% of the forecasted 925,330 new residents and 1.4% of the expected 326,117 new housing units.

While the proposed project, and those aforementioned cumulative projects, would not represent a significant total of the projected regional growth over the next 30 years, they would represent a significant total of projected growth within the Mission Valley area. However, the most recent regional planning effort for Mission Valley, the Final Draft Mission Valley Community Plan Update, would accommodate the cumulative growth and would also be integrated into future SANDAG projections. These updated unit counts would also provide for additional housing to facilitate the City meeting its requirements under the Sixth Housing Element Cycle. Nonetheless, the Mission Valley Community Plan Update and Final EIR has yet to be adopted. Thus, to be conservative, the SANDAG 2013 projections are the most recently adopted projections and were used to evaluate cumulative growth in the Mission Valley area. Therefore, given that there are other projects proposing the development of housing units in the Mission Valley area, as shown in Table 3-1 in EIR Chapter 3, implementation of the proposed project **would result in a cumulatively considerable significant impact** related to growth inducement in the Mission Valley area, when compared to SANDAG's current projections.

However, to the extent the proposed Mission Valley Community Plan Update is adopted in its current form, the proposed project and other cumulative projects considered would be accounted for in the updated population and housing projections and this cumulative impact would be reduced to a less than significant level.

### 4.13.5 Summary of Impacts Prior to Mitigation

While the proposed project would result in growth, the future residents and employees generated would be within the projected growth anticipated by SANDAG and planned growth under the proposed Mission Valley Community Plan Update. The proposed project would comply with the City's affordable housing requirements by building the required affordable units on-site, which would assist with meeting the region's housing needs at all income levels. Finally, through the Campus Master Plan and comprehensive set of Design Guidelines the proposed project would accommodate future demand for university education. Proposed project impacts would be considered **less than significant**.

At a cumulative level, the proposed project, in conjunction with other proposed residential and mixed-use projects, would result in a significant total of the projected growth anticipated in the Mission Valley area by SANDAG projections. Therefore, the proposed project would result in a **cumulatively considerable significant impact** related to growth inducement.

### 4.13.6 Mitigation Measures

No mitigation is required as project specific impacts would be considered **less than significant**.

No mitigation is feasible to reduce cumulative impacts and therefore cumulative impacts related to growth inducement would be **significant and unavoidable**. It should be noted that the Final Draft Mission Valley Community Plan Update EIR includes a mitigation measure, MM-AQ-1, which requires that "Within six months of the certification of the Final PEIR, the City shall provide a revised land use map for the CPU area to SANDAG to ensure that any revisions to the population and employment projections used by the SDAPCD [San Diego County Air Pollution Control District] in updating the RAQS and the SIP will accurately reflect anticipated growth due to the proposed CPU" (City of San Diego 2019a). While this measure is not within the discretion of CSU, should the City implement MM-AQ-1, impacts as a result of the proposed project would be reduced to less than significant.

### 4.13.7 Level of Significance After Mitigation

While the specific development proposed by the project has not been identified in currently adopted regional projections specific to Mission Valley, the projected increase in population of the project site would be consistent with the Final Draft Mission Valley Community Plan Update and within the anticipated overall growth of the City of San Diego and County of San Diego. Thus, project specific impacts related to growth inducement would be **less than significant**.

The proposed project would not displace any existing housing or people such that it would necessitate the construction of replacement housing elsewhere; therefore, **no impact** would occur.

The proposed project, in conjunction with cumulative projects, would exceed the currently adopted SANDAG projections for housing units and new residents in the Mission Valley area. Although the proposed Mission Valley Community Plan Update would accommodate this cumulative growth, it has not been adopted as of this Draft EIR. Further, no mitigation is possible to reduce cumulative impacts. Therefore, cumulative impacts related to growth inducement would remain **significant and unavoidable**.

To the extent the proposed Mission Valley Community Plan Update is adopted in its current form, the proposed project and other cumulative projects considered would be accounted for in these updated population and housing projections and with the City's implementation of MM-AQ-1, this cumulative impact would be reduced to a less than significant level.

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