CHAPTER 3.0 OTHER CEQA CONSIDERATIONS

CEQA Guidelines Section 15126 requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the SEIR must identify the following three components, which are addressed in this chapter:

a. Growth inducing impacts of the Proposed Project (addressed below in Section 3.1);

b. Significant irreversible environmental changes that would be involved in the Proposed Project should it be implemented (addressed below in Section 3.2); and

c. Significant and unavoidable environmental effects that cannot be avoided if the Proposed Project is implemented (addressed below in Section 3.3).

As required by CEQA Guidelines Section 15126.2(d), the SEIR must include a discussion of the ways in which the Proposed Project could directly or indirectly foster economic or population growth, and how that growth would affect the surrounding environment. According to CEQA Guidelines Section 15126.2(d), "it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

A project can have direct and/or indirect growth inducement potential. Direct growth inducement can result from the construction of new housing that would result in new residents moving to an area. Indirect growth can be induced in a number of ways, including the stimulation of economic activity within the region that would result in the need for additional housing and services to support the new employment demand or through the elimination of obstacles to growth, including both physical and regulatory obstacles. These topics are discussed below in Section 3.1.

Growth inducement has the potential to result in an adverse impact if the growth is not consistent with or accommodated by the land use plans and growth management plans and policies for the area affected. Since the general plan of a community defines the location, type and intensity of growth, it is the primary means of regulating development and growth in that community.

CEQA Sections 21100(b)(2) and 21100.1(a) require that EIRs prepared for the adoption of a plan, policy, or ordinance of a public agency must include a discussion of significant irreversible environmental changes of project implementation. Section 15126.2(c) of the CEQA Guidelines describes significant irreversible environmental changes that would be caused by a proposed project as:

> *"Uses of nonrenewable resources during the initial and continued phases of a project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified."*

The 2011 PEIR discussed the growth inducing impacts of the adopted General Plan, significant irreversible environmental changes, and significant and unavoidable direct and indirect impacts which would not be avoided under the adopted General Plan. Growth inducing impacts and significant irreversible environmental changes discussed in Chapter 3 of the 2011 PEIR remain the same as those in this SEIR. The discussion of significant and unavoidable impacts from

implementation of the General Plan can be found in Section 3.3 of the 2011 PEIR, and is hereby incorporated by reference. Significant and unavoidable impacts discussed in this SEIR, which were not included in the 2011 PEIR include changes to increases in population (Section 2.12 Population and Housing); air quality plans (Section 2.3 Air Quality); and conflicts with land use plans, policies, and regulations (Section 2.9 Land Use).

3.1 Growth Inducing Impacts

If approved, the Proposed Project would alter the applicable General Plan land use designations and associated zoning regulations (when necessary for consistency) of the 21 subject PSR Analysis Areas and the former CGSP Area totaling 9,336 acres on 882 parcels throughout the unincorporated County. As further described in Chapter 1 of this SEIR, the land use changes would increase allowed residential densities as compared to the General Plan resulting in an estimated increase of 1,826 potential dwelling units. Additionally, the Proposed Project includes an update to the land use designations and zoning for properties within the area of the former CGSP Area to ensure consistency with the General Plan.

The adopted General Plan is responsible for accommodating its fair share of regional growth, as identified in San Diego Forward: The Regional Plan, as discussed in Section 2.12 of this SEIR. The Project proposes land use designations that would allow for increased density/intensity. The Proposed Project would be considered growth inducing, because it would accommodate an increase in population growth above the level identified in the adopted General Plan. The CEQA Guidelines state that the environmental effects of induced growth are considered indirect impacts of a proposed project and may be considered significant, and adverse environmental impacts. Potential environmental impacts of growth are discussed below in Section 3.1.4.

3.1.1 Direct Population Growth

The Proposed Project would allow increases in residential development densities/intensities in the PSR Analysis Areas and the former CGSP Area. Implementation of the Proposed Project would result in an estimated increase of 1,826 potential dwelling units and an associated potential population increase of 4,946. The potential population increase is determined to be the average household size multiplied by the increase in potential dwelling units. As shown in Table 2.12-6, the increase in potential dwelling units and potential persons per CPA/Subregions are as follows: Bonsall (74 dwelling units, 205 people), Crest-Dehesa (7 dwelling units, 20 people), Desert (542 dwelling units, 1,171 people), Fallbrook (57 dwelling units, 165 people), Mountain Empire (55 dwelling units, 155 people), North County Metro (152 dwelling units, 424 people), Pala-Pauma (122 dwelling units, 405 people), San Dieguito (301 dwelling units, 894 people), Valley Center (516 dwelling units, 1,507 people). This growth is not directly accounted for within an adopted land use planning document; however, regional planning documents anticipate population growth within the San Diego region, and the growth associated with the Proposed Project would not be considered substantial if it is in line with the population forecasts used within regional planning documents.

As shown in Table 2.12-1 and Table 2.12-6 of this SEIR, the potential 205 person increase within the Bonsall CPA as a result of the Proposed Project would amount to a 2 percent increase to 2015 population estimates; however, the Bonsall CPA is projected to grow 14 percent between 2010 and 2020. Therefore, the growth associated with the Proposed Project in the Bonsall CPA would not be considered substantial in the context of planned regional growth. The potential population increase of 20 within the Crest-Dehesa CPA would amount to a less than 1 percent

increase to 2015 population estimates; however, the Crest-Dehesa CPA is projected to grow 9 percent between 2010 and 2020. Therefore, the growth associated with the Proposed Project in the Crest-Dehesa CPA would not be considered substantial in the context of planned regional growth. The potential population increase of 1,171 within Desert Subregion would amount to a 20 percent increase to 2015 population estimates; however, the Desert Subregion is projected to grow 18 percent between 2010 and 2020. Additionally, the Desert Subregion is projected to grow an additional 20 percent between 2020 and 2035, and 17 percent between 2035 and 2050. From 2010 to 2050, the population in the Desert Subregion is anticipated to grow a total of 66 percent. Therefore, the growth associated with the Proposed Project in the Desert Subregion would not be considered substantial in the context of planned regional growth.

The potential population increase of 165 within the Fallbrook CPA would amount to a 1 percent increase to 2015 population estimates; however, the Fallbrook CPA is projected to grow 13 percent between 2010 and 2020. Therefore, the growth associated with the Proposed Project in the Fallbrook CPA would not be considered substantial in the context of planned regional growth. The potential population increase of 155 within the Mountain Empire CPA would amount to a 2 percent increase to 2015 population estimates; however, the population for the Mountain Empire CPA is projected to decrease by 8 percent between 2010 and 2020. From 2020 to 2035 and 2035 to 2050 the Mountain Empire Subregion is anticipated to grow 20 and 13 percent respectively. It should be noted that the Mountain Empire CPA is projected to grow 25 percent between 2010 and 2050. Therefore, the growth associated with the Proposed Project in the Mountain Empire CPA would not be considered substantial in the context of planned regional growth. The potential population increase of 424 within the North County Metro CPA would amount to a 1 percent increase in population to 2015 population estimates; however, the North County Metro CPA is projected to grow 14 percent between 2010 and 2020. Therefore, the growth associated with the Proposed Project in the North County Metro CPA would not be considered substantial in the context of planned regional growth. The potential population increase of 405 within the Pala-Pauma CPA would amount to a 7 percent increase to 2015 population estimates; however, the Pala-Pauma CPA is projected to grow 22 percent between 2010 and 2020. Therefore, the growth associated with the Proposed Project in the Pala-Pauma CPA would not be considered substantial in the context of planned regional growth. The potential population increase of 894 within San Dieguito CPA would amount to a 3 percent increase to 2015 population estimates; however, the San Dieguito CPA is projected to grow 13 percent between 2010 and 2020. Therefore, the growth associated with the Proposed Project in the San Dieguito CPA would not be considered substantial in the context of planned regional growth. The potential population increase of 1,507 within the Valley Center CPA would amount to an 8 percent increase to 2015 population estimates; however, the Valley Center CPA is projected to grow 20 percent between 2010 and 2020. Therefore, the growth associated with the Proposed Project in the Valley Center CPA would not be considered substantial in the context of planned regional growth. Overall, implementation of the Proposed Project would result in a less than significant impact because it would not directly result in substantial population growth that is inconsistent with forecasted regional population estimates.

The Proposed Project would not result in indirect population growth as it does not include plans for construction or extension of roads or other infrastructure which would encourage increased population. The Proposed Project would add or increase the number of dwelling units within the CPA/Subregions containing PSR Analysis Areas and the former CGSP Area which would accommodate the additional population growth forecasted by SANDAG within these areas. Therefore, the Proposed Project would not result in indirect population growth.

3.1.2 Employment Growth

In addition to direct growth, indirect growth could occur as new businesses are established or existing businesses expand, thus creating new sources of employment. Increased industrial, commercial, and residential development typically generates a secondary or indirect demand for other services, such as groceries, entertainment, and medical services that stimulate economic activity. The development of land uses consistent with those under the Proposed Project would result in secondary demand for goods and services. Economic growth would also result from the additional population growth, as new jobs are created, and the associated housing demand in the region. Both employment and population growth would be accommodated under the Proposed Project through the intensification of development within the PSR Analysis Areas and the former CGSP Area.

The General Plan Land Use Element Policy LU-1.2 prohibits leapfrog development that is inconsistent with the Community Development Model, unless a project provides necessary services and facilities and is designed to meet the LEED-ND Certification or an equivalent. Leapfrog development consists of village densities located away from established villages or outside established water and sewer service boundaries that require new infrastructure and develop new housing that directly or indirectly induce growth. Policy LU-3.3 requires that new large developments establish a complete neighborhood, which includes a neighborhood commercial center within easy walking distance of surrounding residences. Policy LU-11.1 encourages the location of commercial, office, and industrial development in village areas with high connectivity and accessibility from surrounding residential neighborhoods. Policies LU-11.2 and LU-11.7 require that commercial, office, and industrial development is located, scaled, and designed to be compatible with the unique character of the community and residential development. These policies require residential and commercial development to be consistent with, not independent of, each other. Although the Proposed Project would result in growth inducement due to increased employment opportunities, the General Plan Land Use framework and policies identified in the Land Use Element would guide development so that employment opportunities and associated housing demand would be developed consistent with each other.

3.1.3 Removing Obstacles to Growth

The elimination of either physical or regulatory obstacles to growth is considered to be a growth inducing impact. A discussion of the potential effects of the Proposed Project on physical or regulatory obstacles to growth is provided below.

3.1.3.1 Physical Obstacles to Growth

A physical obstacle to growth typically involves the lack of public services and infrastructure. The Proposed Project would trigger growth if it would result in infrastructure with excess capacity, or if it would remove an obstacle to growth in an area, such as providing infrastructure that was previously not available. Implementation of the Proposed Project would allow for the development of land uses that would ultimately require the extension of roadways, sewer (in some areas), water, and energy services throughout the PSR Analysis Areas and the former CGSP Area. Increased road access and infrastructure, such as water and sewer service, would occur as a result of the Proposed Project. The existing infrastructure within the PSR Analysis Areas and the former CGSP Area is not adequate to support the forecasted growth under the Proposed Project and therefore presents an obstacle to growth.

The General Plan includes goals and policies that would ensure that road improvements and extensions included in the Mobility Element are provided concurrent with development, and development of new public services and infrastructure are provided consistent with development accommodated by the General Plan land use framework.

3.1.3.2 Regulatory Obstacles to Growth

The elimination or change in regulatory processes, including existing plans, policies and ordinances, would potentially result in the removal of restrictions to growth, which would allow for new or increased population growth to occur. As discussed in Section 2.9.3.2 of this SEIR, the Proposed Project involves changes to land use designations within the PSR Analysis Areas and former CGSP Area. The changes would increase the land use intensity and increase the allowed housing and population density. A total of 9,336 acres on 882 parcels in nine communities would be affected by the Proposed Project. The effect of these regulatory changes would result in increased growth. While removal of these regulatory obstacles may induce growth in some areas compared to growth allowed under existing regulatory processes, new growth would be consistent with SANDAG's population and housing forecasts and would not be unplanned growth.

3.1.4 Growth Inducing Impacts Conclusion

As described above, the Proposed Project would be considered growth inducing because it would accommodate new residential development that would result in direct inducement of population growth, an increase in employment opportunities, and the removal of obstacles to growth that would indirectly induce population growth in the region. Therefore, the Proposed Project would have the potential to result in adverse physical environmental effects due to population growth. Environmental impacts of the Proposed Project were evaluated in Chapter 2 of the SEIR and significant impacts were identified and mitigated to the extent feasible. Any direct and cumulative impacts that would not be mitigated to a level below significant are identified below in Section 3.3 (Significant and Unavoidable Environmental Effects).

3.2 Significant Irreversible Environmental Changes

Generally, a project would result in significant irreversible environmental changes if:

1. The primary and secondary impacts would generally commit future generations to similar uses;
2. The project would involve a large commitment of nonrenewable resources;
3. The project involves uses in which irreversible damage would result from any potential environmental accidents associated with the project; or
4. The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Implementation of the Proposed Project would accommodate future development that would result in changes to existing land use designations. Development consistent with the Proposed Project would constitute a long-term commitment to these land uses. Additionally, irreversible changes would likely occur due to future excavation, grading, and construction activities associated with future land uses consistent with the Proposed Project. Although the environmental impacts of these changes can generally be addressed by mitigation measures, the potential for disturbance would represent an irreversible change. Restoration of the region to pre-developed conditions would not be feasible given the degree of disturbance, the urbanization of the area, and the level of capital investment.

Renewable, nonrenewable, and limited resources that would likely be consumed as part of future development under the Proposed Project would include, but are not limited to: oil, gasoline, lumber, construction aggregates, asphalt, surface water and groundwater, energy, steel, and similar materials. Development of land uses under the Proposed Project would require the consumption of lumber, aggregates, asphalt, steel, and other construction materials. Both construction and operation of land uses would require the consumption of oil, gasoline, water, and energy. For example, construction equipment would require oil and gasoline for operation, and residents of new housing units in the County would consume energy and water during daily activities. Implementation of the Proposed Project would involve a commitment of nonrenewable resources.

In addition, implementation of the Proposed Project is anticipated to generate an increase in population by 4,946, which would result in increased demand on public services and utilities (Section 2.13 Public Services and Section 2.16 Utilities and Service Systems). This increased demand would require expansion of infrastructure that would result in the irreversible conversion of land and would also result in the permanent commitment of resources, such as water and energy, by making these resources available to more consumers. Additionally, besides increasing consumption of mineral resources for development, new development has the potential to make mineral resource deposits unavailable for future extraction by placing structures on top of resources or by developing land uses that would be incompatible with extraction operations within the vicinity of known mineral deposits (Section 2.10 Mineral Resources).

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the Proposed Project. As described in Section 2.7 (Hazards and Hazardous Materials), implementation of the Proposed Project would allow for the development of land uses, such as industrial buildings, that commonly store and use hazardous materials. Additionally, industries and businesses using hazardous materials may expand to accommodate the projected population growth under implementation of the Proposed Project. Compliance with applicable federal, State and local hazardous materials regulations such as the Chemical Accident Prevention Provision, Emergency Planning and Community Right-to-Know Act, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, the California HSC, CCR Title 23, the Aboveground Petroleum Storage Act, California Accidental Release Prevention Program, the California Emergency Services Act, and the County Consolidated Fire Code would ensure that the Proposed Project would not result in irreversible environmental damage related to the accidental release of hazardous materials.

3.3 Significant and Unavoidable Environmental Effects

CEQA Guidelines Section 15126.2(b) requires an EIR to describe significant impacts that cannot be avoided, even with implementation of feasible mitigation measures.

The significant and unavoidable impacts resulting from implementation of the Proposed Project are described in greater detail in their respective section in Chapter 2. The Executive Summary provides a summary of the environmental impacts that could result from implementation of the Proposed Project and feasible mitigation measures that could reduce or avoid those environmental impacts. As summarized in Table S-1 and discussed below, implementation of the Proposed Project would result in potentially significant and unavoidable environmental impacts to certain resources following the implementation of applicable mitigation measures.

As described in Table 3-1, the Proposed Project would result in significant and unavoidable effects related to visual character and quality and light and glare (Section 2.1 Aesthetics); direct and

indirect conversion of agricultural resources (Section 2.2 Agriculture and Forestry Resources); air quality plans, air quality violations, nonattainment criteria pollutants, and sensitive receptors (Section 2.3 Air Quality); special status species, riparian habitat and other sensitive natural communities, and wildlife movement corridors and nursery sites (Section 2.4 Biological Resources); wildland fires (Section 2.7 Hazards and Hazardous Materials); water quality standards and requirements and groundwater supplies and recharge (Section 2.8 Hydrology and Water Quality); conflicts with land use plans, policies, and regulations (Section 2.9 Land Use); mineral resource availability and mineral resource recovery sites (2.10 Mineral Resources); permanent increases in ambient noise levels (Section 2.11 Noise); population growth (Section 2.12 Population and Housing); school services (Section 2.13 Public Services); traffic and LOS standards and road safety (Section 2.15 Transportation and Traffic); and adequate water supplies (Section 2.16 Utilities and Service Systems).

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Table 3-1 Significant and Unavoidable Impacts of Proposed Project

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	General Plan Policies [1]	Mitigation Measure(s)[1]	Impact After Mitigation
2.1 Aesthetics					
3. Visual Character or Quality: Implementation of the Proposed Project would allow increased development densities to occur in some areas which would result in the potential degradation of the existing visual character or quality of a community.	Potentially significant	Potentially significant	H-2.1, LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6	Aes-1.10 through Aes-1.10, Aes-3.1, Aes-3.2	Significant and Unavoidable
4. Light or Glare: The Proposed Project would have the potential to result in increased light and glare within the County that would adversely affect day or nighttime views.	Potentially significant	Potentially significant	COS-13.1, COS-13.2, COS-13.3	Aes-4.1 through Aes-4.3	Significant and Unavoidable
2.2 Agricultural Resources					
1. Conversion of Agricultural Resources: Implementation of the Proposed Project would result in the potential conversion of 55,963 acres of agricultural resources to non-agricultural land uses.	Potentially significant	Potentially significant	COS-6.4, LU-6.4, LU-7.1, LU-7.2	Agr-1.1 through Agr-1.5	Significant and Unavoidable
3. Indirect Conversion of Agricultural Resources: Implementation of the Proposed Project would redirect high density growth into areas containing agricultural resources and potentially cause some indirect conversion of agricultural resources to non-agricultural use.	Potentially significant	Potentially significant	COS-6.2, COS-6.3	Agr-1.1 through Agr-1.5	Significant and Unavoidable
2.3 Air Quality					
1. Air Quality Plans: The Proposed Project would conflict with or obstruct implementation of the Regional Air Quality Strategy or State Implementation Plan.	Potentially significant	Potentially significant	COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.4, COS-15.5, COS-16.2, COS-16.3, COS-20.3	Air 2.6, Air 2.7, Air 2.9, M-Air-1.1, M-Air-1.2	Significant and unavoidable
2. Air Quality Violations: The Proposed Project would have the potential to result in a violation of an air quality standard.	Potentially significant	Potentially significant	COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.4, COS-15.5, COS-16.2, COS-16.3, COS-20.3	Air-2.5, Air 2.6, Air 2.7, Air 2.9, M-Air-1.2	Significant and Unavoidable
3. Non-Attainment Criteria Pollutants: The Proposed Project would have the potential to result in a cumulatively considerable net increase in pollutants for which the San Diego Air Basin is listed as non-attainment.	Potentially significant	Potentially significant	COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.4, COS-15.5, COS-16.2, COS-16.3, COS-20.3	Air-2.5, Air-2.6, Air-2.7, Air-2.9, M-Air-1.2	Significant and Unavoidable
4. Sensitive Receptors: The Proposed Project would have the potential to result in the exposure of sensitive receptors to substantial amounts TACs or habitat loss permits that would result in a potentially significant increase in cancer risk.	Potentially significant	Potentially significant	None	Air-4.1	Significant and Unavoidable

Table 3-1 Significant and Unavoidable Impacts of Proposed Project

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	General Plan Policies [(1)]	Mitigation Measure(s)[(1)]	Impact After Mitigation
2.4 Biological Resources					
1. Special Status Species: Implementation of the Proposed Project would have the potential to directly and indirectly result in impacts to special status species.	Potentially significant	Potentially significant	COS-1.3, COS-1.6 through COS-1.11, COS-2.1, COS-2.2, LU-6.1, LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, LU-10.2	Bio-1.1 through Bio-1.7	Significant and unavoidable
2. Riparian Habitat and Other Sensitive Natural Communities: Implementation of the Proposed Project would have the potential to result in direct and indirect impacts to riparian habitat and other sensitive natural communities.	Potentially significant	Potentially significant	COS-3.1	Bio-1.1 through Bio-1.7, Bio-2.1 through Bio-2.4	Significant and unavoidable
4. Wildlife Movement Corridors and Nursery Sites: Implementation of the Proposed Project would have the potential to impact wildlife movement corridors.	Potentially significant	Potentially significant	COS-1.1 through COS-1.5, LU-6.1, LU-6.7	Bio-1.1, Bio-1.2, Bio-1.3, Bio-1.4, Bio-1.5, Bio-1.6, Bio-1.7, Bio-2.3	Significant and unavoidable
2.7 Hazards and Hazardous Materials					
8. Wildland Fires: Implementation of the Proposed Project would result in land uses that allow residential, commercial and industrial development in areas that are prone to wildland fires. This is due to the fact that the majority of the unincorporated County is located in high or very high fire hazard severity zones. Implementation of the Proposed Project would have the potential to expose people or structures to a potentially significant risk of loss, injury, or death involving wildland fires.	Potentially significant	Potentially significant	COS-18.3, LU-6.11, LU-10.2, S-3.1, S-3.2, S-3.3, S-3.4, S-3.6, S-4.1	Haz-4.1 through Haz-4.4	Significant and unavoidable
2.8 Hydrology and Water Quality					
1. Water Quality Standards and Requirements: The development of future land uses as designated in the Proposed Project would contribute pollutants that would significantly degrade water quality and in some instances exacerbate existing surface and groundwater pollution conditions in the unincorporated County. Additionally, occupants of the proposed land uses would not have access to quality groundwater supplies due to existing contamination.	Potentially significant	Potentially significant	COS-4.2, COS-4.3, COS-4.4, COS-5.2, COS-5.3, COS-5.5 LU-6.5, LU-6.9, LU-14.1, LU-14.2, LU-14.3, LU-14.4	Hyd-1.1 through Hyd-1.10	Significant and unavoidable

Table 3-1 Significant and Unavoidable Impacts of Proposed Project

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	General Plan Policies [1]	Mitigation Measure(s)[1]	Impact After Mitigation
2. Groundwater Supplies and Recharge: At full buildout of land uses designated in the Proposed Project, groundwater supply and recharge impacts would occur in: (1) areas that experience a 50 percent reduction of groundwater in storage; (2) areas that experience supply issues from additional large quantity or clustered groundwater users; (3) areas that experience a high frequency of low well yield; and (4) Borrego Valley.	Potentially significant	Potentially significant	COS-4.1, LU-8.1, LU-8.2, LU-13.1, LU-13.2	Hyd-1.1 through Hyd-1.5, and Hyd-2.1 through Hyd-2.5	Significant and unavoidable
2.9 Land Use					
2. Conflicts with Land Use Plans, Policies, and Regulations: Implementation of the Proposed Project would conflict with the San Diego Forward: The Regional Plan and the RAQs.	Potentially significant	Potentially significant	LU-1.1, LU-1.2, LU-1.3, LU-1.7, LU-4.1, LU-5.3	M-Air-1.1 and M-Air-1.2, M-Pop-1.1	Significant an unavoidable
2.10 Mineral Resources					
1. Mineral Resource Availability: Implementation of the Proposed Project would have the potential to result in potentially significant impacts associated with the loss of availability of mineral resources.	Potentially significant	Potentially significant	COS-10.1 through COS-10.4, COS-10.6, COS-10.8, COS-10.9	Min-1.1 through Min-1.3	Significant and unavoidable
2. Mineral Resources Recovery Sites: Implementation of the Proposed Project would have the potential to result in significant impacts associated with the loss of locally important mineral resource recovery sites.	Potentially significant	Potentially significant	COS-10.1 through COS-10.4, COS-10.6, COS-10.8, COS-10.9	Min-1.1 through Min-1.3	Significant and unavoidable
2.11 Noise					
3. Permanent Increase in Ambient Noise Level: Implementation of the Proposed Project would permanently increase ambient noise along roadways.	Potentially significant	Potentially significant	LU-2.8, M-1.3, M-2.4, N-1.5, N-4.1, N-4.2, N-5.1, N-5.2, N-6.1, N-6.2, N-6.3, N-6.4, N-6.6	Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3, Noi-2.4, Noi-3.1, Noi-3.2	Significant and unavoidable
2.12 Population and Housing					
1. Population Growth: Implementation of the Proposed Project would not directly or indirectly induce unplanned population growth.	Less than significant	Potentially significant	LU-1.4, LU-9.4, LU-14.4	M-Pop-1.1	Significant and unavoidable
2.13 Public Services					
3. School Services: Implementation of the Proposed Project would include residential land use designations that would have the potential to result in the need to construct or expand school facilities that would result in a significant environmental impact.	Potentially significant	Potentially significant	LU-1.4, LU-9.7, LU-12.3, LU-12.4, LU-17.1 through LU-17.4, LU-18.2	Pub-1.1, Pub-1.2, Pub-1.3, Pub-3.1, Pub-3.2	Significant and unavoidable

Table 3-1 Significant and Unavoidable Impacts of Proposed Project

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	General Plan Policies [1]	Mitigation Measure(s)[1]	Impact After Mitigation
2.15 Transportation and Traffic					
1. Unincorporated County Traffic and Level of Service Standards: Implementation of the Proposed Project would result in a total of 158 deficient roadway segments throughout the unincorporated County (approximately 32 State highway segments and 126 Mobility Element segments).	Potentially significant	Potentially significant	LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, M-9.2	Tra-1.1, Tra-1.3 through Tra-1.7	Significant and unavoidable
2. Road Safety: Implementation of the Proposed Project would result in the adoption of a Mobility Element network that includes existing roadways with horizontal and vertical curves that are sharper than existing standards. Additionally, the Proposed Project may pose an increased risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. Implementation of the Proposed Project would also have the potential to result in hazards from at-grade rail crossings.	Potentially significant	Potentially significant	LU-2.8, LU-6.10, M-4.3, M-4.4, M-4.5, M-9.1	Tra-1.2, Tra-1.3, Tra-1.4, Tra-1.7	Significant and unavoidable
2.16 Utilities and Service Systems					
4. Adequate Water Supplies: The development of future land uses as designated in the Proposed Project could result in development with an inadequate water supply.	Potentially significant	Potentially significant	COS-4.1 through COS-4.4, COS-5.2, COS-5.5, LU-8.1, LU-8.2, LU-13.1, LU-13.2	USS-4.1 through USS-4.7	Significant and unavoidable