

## CHAPTER 7.0 OTHER CEQA CONSIDERATIONS

### 7.1 GROWTH-INDUCING IMPACTS

A project is defined as growth-inducing when it directly or indirectly fosters economic growth, population growth, or additional housing; when it removes obstacles for growth; and/or when it encourages or facilitates other activities that could significantly affect the environment (CEQA Guidelines Section 15126.2). Growth inducement is generally dependent on the presence or lack of existing utilities, and municipal or public services. Examples of growth-inducing actions include developing water, wastewater, fire, or other types of services in previously unserved areas; extending transportation routes into previously undeveloped areas; and establishing major new employment opportunities. Once services are extended into a project area, economic pressures to develop are anticipated.

The purpose of the 2012 General Plan is to guide growth and development in La Mesa. Accordingly, the 2012 General Plan is premised on a certain amount of growth taking place. San Diego County, as well as the entire Southern California region, has experienced dramatic growth for decades, and this trend is expected to continue. The focus of the 2012 General Plan, then, is to provide a framework in which the growth can be managed and to tailor it to suit the needs of the community.

Based on the 2012 General Plan, the planning area could accommodate the projected 68,682 residents, 28,985 housing units, and 31,018 jobs. These changes represent an increase of approximately 10,386 people (17.8 percent), 3,145 dwelling units (12.2 percent), and 5,211 jobs (20.2 percent) over 2012 conditions.

The 2012 General Plan contains policies and programs that provide a framework for accommodating the orderly growth of the planning area. The 2012 General Plan provides the necessary tools to accommodate future growth, provides direction for new development and redevelopment projects, and establishes the desired mix and relationship between land-use types.

Development under the 2012 General Plan would primarily occur within the development opportunity sites identified within the Land Use and Urban Design Element. The 2012 General Plan also ensures that the City will have a diversity of land uses and housing types, encourages mixed-use development in proximity to transit, promotes commercial enterprise, and encourages public involvement in land-use planning decisions. As noted in Section 4.8 of this EIR, this

growth strategy is consistent with the SANDAG 2050 RTP/SCS. Therefore, the 2012 General Plan would not be growth inducing or set any new precedents for growth. Instead, the 2012 General Plan adequately plans for expected growth to occur in the San Diego region. Additionally, the 2012 General Plan provides appropriate land-use designations and a land-use pattern that provides sufficient land for orderly development. The 2012 General Plan would not expand growth into new areas, nor are expansions of roadways, infrastructure, services, or utilities proposed in or adjacent to any undeveloped areas. The 2012 General Plan also contains policies that address the provision of sufficient services and infrastructure as growth occurs and to accommodate projected growth.

## **7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES**

Section 15126(f) of the CEQA Guidelines requires that an EIR describe any significant irreversible environmental changes that would be involved in the proposed action should it be implemented.

Implementation of the 2012 General Plan would result in permanent changes to the existing environment, which are described throughout this EIR. While the 2012 General Plan focuses development or redevelopment in limited areas, there would still be some conversion of undeveloped land to urbanized uses. These conversions are considered to be a permanent change and would occur directly through construction on undeveloped land. Implementation of the 2012 General Plan would result in significant irreversible impacts to air quality. Impacts to these resources would represent a significant and irreversible environmental change.

Development pursuant to the 2012 General Plan would result in the irreversible consumption of nonrenewable resources. This use would have an incremental and irreversible effect on such resources. The irreversible commitment of limited resources is inherent in any development project or, in the case of the 2012 General Plan, cumulative development projects. Resources anticipated to be irreversibly committed over the life of the 2012 General Plan include lumber and other related forest products; sand, gravel, and concrete; petrochemicals; construction materials; steel, copper, lead, and other metals; and water. Development associated with the 2012 General Plan represents a long-term commitment to the consumption of fossil fuel oil and natural gas. These increased energy demands relate to construction, lighting, heating, and cooling of residences and buildings, and transportation to and from the planning area.

### 7.3 SUMMARY OF IMPACT CONCLUSIONS

Based on the analysis throughout Chapter 4.0 of this EIR, implementation of the 2012 General Plan would result in environmental impacts under one of the following categories: significant and unavoidable, significant but mitigated to a level less than significant, or less than significant without mitigation. Table 7-1 summarizes the significance of program-level and cumulative impacts associated with the implementation of the 2012 General Plan.

**Table 7-1  
Summary of Environmental Significance Conclusions for the 2012 General Plan**

Environmental Resource Area and Issue Analyzed	Program-Level Significance	Cumulatively Considerable?
<b>4.1 AESTHETICS AND VISUAL RESOURCES</b>		
Scenic Vistas	SM	No
Scenic Resources within a State Scenic Highway	LTS	No
Visual Character	SM	No
Light and Glare	LTS	No
<b>4.2 AIR QUALITY</b>		
Conflict With or Obstruct Implementation of the Applicable Air Quality Plan	LTS	No
Violate Any Air Quality Standard or Contribute Substantially to an Existing or Projected Air Quality Violation	SU	Yes
Result in Cumulatively Considerable Net Increase of Criteria Pollutants	SU	Yes
Result in CO Hotspots	LTS	No
Impacts to Sensitive Receptors	SM	Yes
Objectionable Odors	LTS	No
<b>4.3 BIOLOGICAL RESOURCES</b>		
Critical Habitat, Sensitive Vegetation Communities, and Jurisdictional Waters, Including Wetlands and Riparian Habitat	LTS	No
Special-Status Species	LTS	No
Wildlife Corridors	LTS	No
<b>4.4 CULTURAL RESOURCES</b>		
Historic Resources	SM	No
Archaeological Resources	SM	No
Human Remains	LTS	No
<b>4.5 GREENHOUSE GAS EMISSIONS</b>		
Emissions Level 15 percent Below 2005 Levels by 2020	SU	Yes
Conflict with an Applicable Plan, Policy, or Regulation Adopted to Reduce Greenhouse Gas Emissions	SU	Yes
Risk of Physical Harm Related to Impacts from Climate Change	LTS	No

**Table 7-1  
Summary of Environmental Significance Conclusions for the 2012 General Plan**

Environmental Resource Area and Issue Analyzed	Program-Level Significance	Cumulatively Considerable?
<b>4.6 HAZARDS AND HAZARDOUS MATERIALS</b>		
Routine Use, Transportation, Disposal, and Release of Hazardous Materials	LTS	No
Hazardous Materials within 0.25 Mile of Schools	LTS	No
Development on a Known Hazardous Materials Site	LTS	No
Airport and Aircraft Hazards	LTS	No
<b>4.7 HYDROLOGY AND WATER QUALITY</b>		
Violation of Water Quality Standards	LTS	No
Surface Hydrology and Drainage	LTS	No
Flooding and Inundation Hazards	LTS	No
<b>4.8 LAND USE AND PLANNING</b>		
Conflict with Existing Land Use Plans, Policies, and Regulations	LTS	No
<b>4.9 NOISE</b>		
Compliance with Local and Applicable Noise Standards	SM	No
Ambient Noise Levels	SM	No
Aircraft Noise	LTS	No
<b>4.10 PALEONTOLOGICAL RESOURCES</b>		
Paleontological Resource, Site, or Unique Geological Feature	SM	No
<b>4.11 POPULATION AND HOUSING</b>		
Population Growth	LTS	No
Population and Housing Displacement	LTS	No
<b>4.12 PUBLIC SERVICES, UTILITIES, AND ENERGY</b>		
Fire Protection and Emergency Services	LTS	No
Police Protection	LTS	No
Schools	LTS	No
Libraries	LTS	No
Water and Wastewater Infrastructure	LTS	No
Water Supply	LTS	No
Wastewater Capacity	LTS	No
Solid Waste	LTS	No
Storm Water Drainage Facilities	LTS	No
Energy Infrastructure	LTS	No
<b>4.13 TRANSPORTATION AND TRAFFIC</b>		
Roadway Operations ( Level Of Service)	LTS	No

LTS – less than significant without mitigation  
 SM – significant but mitigated to a level less than significant  
 SU – significant and unavoidable