

V. GROWTH INDUCEMENT

A project is growth inducing when it directly or indirectly fosters economic growth, population growth, or additional housing; when it removes obstacles to growth and/or overburdens public facilities and services; or when it encourages or facilitates other activities that could significantly affect the environment. The provision of roadways, utilities and/or water and sewer service to a previously unserved area can induce growth by removing impediments to development. Once services are extended into an area, economic pressures to develop can be reasonably anticipated.

The impact analysis for the proposed City of Villages strategy (project) is based on its ultimate implementation which will require subsequent discretionary approvals. Implementation of this project will be phased and the environmental review will be tiered to correspond to each phase. Each phase will be more specific than the last. The assessment of whether the project is growth-inducing is based on a comparison of the dwelling unit yield allowed by existing plan and zone with an estimate of the ultimate yield allowed by the new growth strategy. This proposed initial project does not include specific density or land use amendments to the community plans which would allow land use intensities above those allowed by existing adopted community plans. There are no proposals to provide for new roadways, sewer or water service. However, the project would start to remove obstacles to additional growth by modifying the General Plan development policy to allow additional higher density attached homes in proposed mixed-use villages and corridors. Therefore, the proposed City of Villages is growth inducing within the City of San Diego, because it removes obstacles for additional growth and it may potentially overburden public facilities and services.

VI. CUMULATIVE EFFECTS

Section 15130 of the CEQA Guidelines, requires that cumulative impacts be discussed when they are cumulatively considerable. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness. The following elements, summarized from CEQA Guidelines Section 15130 (b), are necessary to an adequate discussion of cumulative impacts:

- A list of past, present and reasonably anticipated future projects producing related or cumulative impacts;
- A summary of the expected environmental effects to be produced by those projects; and
- A reasonable analysis of the cumulative impacts of the relevant projects.

Table VI-1 is an annotated list of completed City of San Diego Environmental Impact Reports (EIR) prepared for private and public development projects generally since 1991 through 2000 and presents the mitigated and unmitigated environmental impacts associated with each document. Larger-scale projects with multiple environmental concerns and those with regional concerns were required to prepare EIR. These projects and their impacts were a main consideration for the cumulative analysis of the proposal. Impacts identified as not mitigated in the table refer to impacts of a project that had not been reduced to below a level of significance either through mitigation measures incorporated into the project or through alternate measures required by the City. In accordance with CEQA, the City adopted Findings and Statements of Overriding Consideration, which discussed the benefits for approving the project that override the effects of the unmitigated, significant impacts associated with implementation of the project.

As indicated in Table VI-1, while many impacts were identified as not mitigated within the 128 documents, the most common issues identified as significant and not mitigated are generally traffic, biological resources, landform alteration, and visual quality. Regional traffic congestion will continue to be a significant problem. The proposed City of Villages strategy could ultimately result in an estimated 17,000 to 37,000 additional attached homes to the urbanized areas within the City. While the proposal includes features, which compliment alternative transportation modes, the resulting traffic generated from these new homes can be expected to directly and cumulatively added to the traffic impact.

The adoption of the MSCP initially by the City followed by the County of San Diego and the continuing assembling of the planned habitat preserve, have resolved cumulative impacts to biological resources. The proposed City of Villages strategy was prepared with consideration to the MHPA, the City's planned preserve, and would not effect sensitive habitat; no cumulative impacts to biological impacts are expected.

The City under the Environmentally Sensitive Lands (ESL) Ordinance and associated biological guidelines, both of which are implementing measures for the adopted MSCP, currently address any unavoidable impacts to sensitive biological resources. Environmentally Sensitive Lands as defined in Section 143.0110 of the San Diego Municipal Code include areas containing sensitive

biological resources. The minimum mitigation for the loss of sensitive biological resources is specified in the guidelines. In accordance with the City Land Development Manual B Biology Guidelines Section IV, if deviations from any of the Environmentally Sensitive Lands regulations protecting sensitive biological resources or mitigating losses are requested, additional findings must be made by the City prior to approval of the project. It must be shown that there are no feasible measures that can further minimize the potential adverse effects of a project on ESL. In addition, the proposed deviation must be the minimum necessary to afford relief from special circumstances or conditions applicable to the land and not of the applicant's making. This new process makes proposed projects with significant and unmitigated biological impacts more unlikely.

Generally, the landform alteration and visual quality were often associated with large-scale subdivisions that graded ridges and filled drainages. This becomes a moot issue since there are very few areas remaining in the City to mass grade and the proposed City of Villages strategy is expected to result in redevelopment and infill. Therefore, there would not be a continuing cumulative impact associated with mass grading.

Other environmental issues identified as not mitigated in Table VI-1 include landform alteration, erosion, soils, grading, visual quality, biological resources, vernal pools, traffic circulation, land use, water quality (cumulative), public facilities, drainage, parking, air quality, noise, odor, human health, public safety, urban design, agriculture, light/glare/shading, neighborhood character, aesthetics, recreational resources, mineral resources, flooding, water conservation, paleontological resources, historical resources, cultural resources, subsurface historical archaeology, subsurface prehistorical archaeology.

Mitigated impacts identified and listed in Table VI-1 include landform alteration, topography, geology and soils, visual quality, biological resources, traffic circulation, transportation, land use, hazardous materials, public facilities and utilities, schools, erosion, brush management, seismology, air quality, noise, odor, human health, public safety, light/glare/shading, neighborhood character, aesthetics, energy, recreational resources, flooding, water conservation, geological hazards, historical resources, cultural resources, archaeological resources and paleontological resources, socioeconomics, and architectural resources. It was determined, as a part of the EIRs that impacts identified in these issue areas would be mitigated by measures included in the EIR.

The proposed City of Villages strategy could ultimately result in an estimated 17,000 to 37,000 additional attached homes to urbanized areas within the City. While the proposal includes features which implement two of the four Transportation Control Measures of the regional air quality strategy, transit ridership and bicycling, the resulting expected air pollutants from the traffic generated, the construction, and miscellaneous area sources from these new homes can be expected to directly and cumulatively contribute to the regional air quality impact.

Adjoining Jurisdictions - General Plan Efforts

In considering the possible outcomes of the growth management policies of these adjoining jurisdictions, the combination of the City of San Diego proposed City of Villages and City of Chula Vista's and County of San Diego's efforts to update their respective General Plans may result in considerable cumulative impacts to regional traffic congestion and air quality. Whatever

the eventual consequences, San Diego, Chula Vista, and the County are connected in assembling the subregional habitat preserve and planning the regional park system and laying the groundwork for improved connections in an expanded regional transit system.

Other plans and projects considered for this cumulative analysis are listed or described in this document.

**Table VI-1
Cumulative Impacts**

DEP/LDR EIR #/Project Name		
1) 86- 0613 Mesa Del Sol	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Noise
	Visual Quality	Land Use
	Biology	Paleontology
	Traffic Circulation	Public Service
	Transportation	
2) 86- 014 Robinhood Ridge	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Land Use
	Visual Quality	Traffic Circulation
	Biological Resources	Geology & Soils
	Public Facilities	Erosion
		Paleontological Resources
		Noise
3) 86-1032 California Terraces	Unmitigated Impacts	Mitigable Impacts
	Land Use	Geology & Soils
	Landform Alteration	Paleontology
	Visual Quality	Traffic
	Biological Resources	Noise
		Erosion
		Water Quality
		Cultural Resources
4) 87- 0142 Pt Loma Nazarene College CUP/Am	Unmitigated Impacts	Mitigable Impacts
	Traffic	Landform Alteration
		Visual Quality
		Archaeology
		Biological Resources
		Paleontology
		Drainage
		Erosion
		Historical Resources
4) 87- 0211 Carmel Valley Neighborhood 8A	Unmitigated Impacts	Mitigable Impacts
	Mscp	Geology & Soils
	Land Use	Cultural Resources
	Landform Alteration/Visual Quality	Traffic Circulation
	Biological Resources	Noise
		Public Facilities
5) 87- 0638 S. Bay Land Outfall (Big Pipe)	Unmitigated Impacts	Mitigable Impacts
	None	Biology
		Archaeology
		Paleontology
		Hydrology
		Water Quality
		Geology

Table VI-1 Continued

6) 87-0750 Aquaculture Facility At San Pasqual	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Archaeological Resources
		Water Quality
		Air Quality
		Odor Control
		Geology & Soils
7) 87- 0925 Montana Mirador	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Noise
	Biological Resources	Geology & Soils
	Landuse	Hydrology/Water Quality
	Water Quality (Cumulative)	Traffic Circulation
		Paleontology
8) 87- 0927 Vista Alegre	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Paleontology
		Geology & Soils
		Water Quality
		Erosion
		Public Facilities/Services
		Public Safety
		Traffic
9) 88- 0089 E. Mission Gorge Pump Sta. And Force Main Project	Unmitigated Impacts	Mitigable Impacts
	Noise	Traffic (Short-Term)
	Biological Resources	Geology
		Water Quality
		Air Quality/Odors
10) 88- 0210 Allred/Collins Business Park West	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Noise
	Visual Quality	Brush Management
	Biological Resources	Geology
		Soil Erosion
		Hydrology
		Flooding
		Erosion
		Hazardous Materials
11) 88- 0326-1 Vista Village Apartments	Unmitigated Impacts	Mitigable Impacts
	Land Use (Openspace/Urban Design)	None
	Landform Alteration (Grading)	
12) 88- 0451 Shoreline Protection Project	Unmitigated Impacts	Mitigable Impacts
	None	Paleontological Resources

Table VI-1 Continued

13) 88- 0495 Sorrento Valley Rd Utility Improvements	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Cultural Resources
		Paleontological Resources
		Archaeology
14) 88- 0565 Allred-Collins Business & Industrial Park East	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Geology/Soils
		Noise
		Hazardous Materials
		Hydrology
		Flooding
		Erosion
		Air Quality
		Noise
15) 88- 0578 Los Penasquitos Canyon Park Master Plan	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Visual Quality
		Erosion
		Water Quality
		Cultural Resources
16) 88- 0591 Shaw Lopez Ridge PRD/CDP	Unmitigated Impacts	Mitigable Impacts
	Biology	Land Use
	Landform Alteration	Hydrology/Water Quality
	Visual Quality	Geology
17) 88- 0785 Dennery Ranch	Unmitigated Impacts	Mitigable Impacts
	Land Use	Geology & Soils
	Landform Alteration	Cultural Resources
	Visual Quality	Noise
	Biological Resources	Paleontological Resources
	Public Facilities	Public Facilities & Utilities
		Hydrology/Water Quality
		Transportation/Circulation
18) 88- 0794 Mission Trails Industrial Park	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Water Quality/Hydrology
		Traffic Circulation/ Access

Table VI-1 Continued

19) 88- 1144 Otay Corporate Center North	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Geology & Soils
	Land Use	Erosion
	Landform Alteration	Hydrology/Water Quality
	Visual Quality	Cultural Resources
		Traffic
		Hazardous Materials
20) 89- 0273 Hts Of Del Cerro	Unmitigated Impacts	Mitigable Impacts
	None	Landform Alteration
		Visual Quality
		Biological Resources
		Geology & Soils
21) 89- 0302 Otay Corporate Ctr South	Unmitigated Impacts	Mitigable Impacts
	Land Use	Water Quality
	Biological Resources	Erosion
		Geological Hazards
		Geology & Soils
		Erosion
22) 89- 0344 San Diego Total Resource Recovery Program	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Archaeological Resources
		Water Quality
		Air Quality/Odor Control
		Geology & Soils
23) 89- 0389 Westwood Valley Units 1 & 2	Unmitigated Impacts	Mitigable Impacts
	Biology (Chapparal)	Landform Alteration
		Visual Quality
		Noise
		Biology (Direct Impacts)
		Hydrology/Water Quality
		Fire Safety
		Erosion
24) 89- 0508 Golden Triangle Business Center	Unmitigated Impacts	Mitigable Impacts
	None	Landform Alteration
		Visual Quality
		Drainage
		Hydrology
		Paleontological Resources

Table VI-1 Continued

25) 89- 0729 Evergreen Nursery (7150 Black Mtn Rd)	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Geology & Soils
	Land Use	Paleontological Resources
	Landform Alteration	Hazardous Materials
	Visual Quality	Safety
	Drainage	
	Erosion	
	Transportation/Circulation	
	Parking	
26) 89- 0739 Hidden Trails	Unmitigated Impacts	Mitigable Impacts
	None	Landform Alteration
		Noise
		Geology & Soils
		Erosion
		Paleontology
		Biological Resources
		Historical Resources
		Water Quality/Hydrology
		Public Facilities/Services
27) 89- 0876 Rose Cyn Trunk Sewer	Unmitigated Impacts	Mitigable Impacts
	None	Biology
		Cultural Resources
		Paleontology
		Geology & Soils
		Seismology
		Traffic/Circulation
28) 89- 0892 Canyon Country West	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Landform Alteration
		Visual Quality
		Erosion
		Water Quality
		Public Safety
		Brush Management
		Paleontological Resources
29) 89- 0928 Calbiochem-Balit U.S. Holding	Unmitigated Impacts	Mitigable Impacts
	Traffic Circulation	Visual Quality
		Biological Resources
		Hazardous Materials
		Cultural Resources
		Archaeological Resources

Table VI-1 Continued

30) 89-1105 N. Metro Interceptor Sewer	Unmitigated Impacts	Mitigable Impacts
	None	Biology
		Cultural Resources
		Water Quality/Hydrology
31) 89- 1137 Vanier Subdivision	Unmitigated Impacts	Mitigable Impacts
	Visual Quality	None
32) 89- 1221 Mira Mesa CP Update	Unmitigated Impacts	Mitigable Impacts
	Traffic Circulation	Hydrology/Water Quality
	Air Quality	Landform Alteration
	Biological Resources	Visual Quality
		Cultural Resources
		Paleontological Resources
		Geology & Soils
33) 89- 1296 Bouganvillea Project	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Hydrology/Water Quality
		Cultural Resources
		Paleontological Resources
		Geology & Soils
		Landform Alteration
		Visual Quality
		Noise
34) 89- 1391 Coral Gate	Unmitigated Impacts	Mitigable Impacts
	Biology	Geology
	Land Use	Cultural Resources
	Noise	Transportation/Circulation
	Public Health	Water Quality
	Extractive Resources	
35) 89- 1426 North Chollas Landfill Closure	Unmitigated Impacts	Mitigable Impacts
	None	Human Health
		Hazardous Materials
		Biology
		Water Quality
		Traffic

Table VI-1 Continued

36) 90- 0213 Santee Basin WRP Reclamation Project	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Energy
	Geology & Soils	
	Hydrology/Water Quality	
	Paleontological Resources	
	Air Quality	
	Visual Quality	
	Cultural Resources	
	Land Use	
	Traffic Circulation & Access	
	Noise	
	Odor	
	Human Health	
	Public Safety	
37) 90- 0236 Park Plaza	Unmitigated Impacts	Mitigable Impacts
	Historical Resources	Noise
	Urban Design	Geology & Soils
	Visual Quality	Archaeological Resources
		Paleontological Resources
38) 90- 0238 San Pasqual Hts	Unmitigated Impacts	Mitigable Impacts
	Visual Quality	Land Use
	Landform Alteration	Soils
		Erosion
		Hydrology/Water Quality
39) 90- 0332 Black Mtn Ranch North & South	Unmitigated Impacts	Mitigable Impacts
	Land Use	Transportation/Circulation
	Biological Resources	Cultural Resources
	Hydrology/Water Quality	Geology & Soils
	Landform Alteration	Paleontological Resources
	Visual Quality	Noise
	Community Character	Safety
	Air Quality	
	Natural Resources	
	Agriculture	
	Soils	
	Public Facilities/Services	
40) 90- 0436 Sorrento Hills Ph 1	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Geology
		Erosion
		Paleontological Resources
		Visual Quality

Table VI-1 Continued

41) 90- 0487 Ag-Linda Vista Medical/Retail Center	Unmitigated Impacts	Mitigable Impacts
	None	None
42) 90- 0554- Rhodes Vesting Tentative Map	Unmitigated Impacts	Mitigable Impacts
	None	Geology & Soils
		Paleontological Resources
		Noise
43) 90- 0980 Mission Trails Regional Park Visitors Center	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	None
43) 91- 0127 State Ocean Plan Compliance, Outfall Extension Project	Unmitigated Impacts	Mitigable Impacts
	None	Marine Biological Resources
		Geology & Soils
		Water Quality
44) 91- 0155 Fiesta Island Facilities Replacement Project/Northern Sludge Processing Facility	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	None
	Cultural Resources	
	Geology & Soils	
	Hydrology/Water Quality	
	Air Quality	
	Odors	
	Land Use	
	Public Services	
	Light/Glare/Shading	
	Paleontological Resources	
	Human Health	
	Public Safety	
	Neighborhood Character	
	Aesthetics	
	Recreational Resources	
	Noise	
45) 91- 0204 I-15 Cut & Cover #2	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Air Quality
		Dust Emissions
		Water Quality
		Sensitive Receptors To Pm10
		Nesting Red-Shouldered Hawk
		Noise
		Light/Glare
		Water Conservation

Table VI-1 Continued

46) 91- 0347 Sorrento Valley Road Realignment	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Biological Resources
	Visual Quality	Traffic
	Land Use	Geotechnical
		Geology & Soils
		Water Quality
		Paleontological Resources
47) 91- 0360 Eli Lilly/Ivac Campus Point Planned Industrial Development	Unmitigated Impacts	Mitigable Impacts
	Traffic	Hydrology/Water Quality
	Air Quality	Noise
		Safety
		Hazardous Materials
		Land Use
48) 91- 0361 Torrey Reserve Heights	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Biological Resources
	Land Use	Paleontological Resources
	Air Quality	Public Facilities/Services
	Traffic/Circulation	Public Safety
		Noise
		Geology & Soils
		Hydrology/Water Quality
		Erosion
49) 91- 0397 Nobel Drive/ Interstate-805 Extension & Interchange Project	Unmitigated Impacts	Mitigable Impacts
	Vernal Pools	Cultural Resources
	Land Use	Geology & Soils
		Hydrology/Water Quality
		Air Quality
		Noise
		Visual Resources
		Hazardous Materials
		Paleontological Resources
		Traffic Circulation
		Socioeconomics
		Public Safety
50) 91- 0516 N. City Water Reclamation Plantrec	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Geology & Soils
		Paleontological Resources
		Traffic Circulation
		Air Quality
		Visual/Aesthetics
		Landform Alteration
		Noise

Table VI-1 Continued

51) 91- 0540 Torrey Reserve Terraces	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Biological Resources
	Visual Quality	Schools
		Geology & Soils
		Paleontological Resources
		Land Use
		Noise
52) 91- 0653 Miramar Gdp Development Plan	Unmitigated Impacts	Mitigable Impacts
	None	Air Quality
		Biological Resources
		Landform Alteration
		Visual Quality
53) 91- 0665 P.S. 65 Sorrento Vly Utilities Improvements	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Cultural Resources
		Paleontological Resources
54) 91- 0686 Central Mesa Precise Plan-Balboa Park	Unmitigated Impacts	Mitigable Impacts
	None	Land Use
		Traffic Circulation
55) 91- 0737 Kumeyaay Lake Campground	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Hydrology/Water Quality
		Cultural Resources
56) 91- 0738 Carroll Canyon Business Park (Community Plan Amendment)	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Geology & Soils
	Landform Alteration	Paleontological Resources
57) 91- 0784 Pomerado Road Community Plan Amendment	Unmitigated Impacts	Mitigable Impacts
	Traffic Circulation	None
	Air Quality	
58) 91- 0809 NCFUA Framework Plan	Unmitigated Impacts	Mitigable Impacts
	Land Use	Cultural Resources
	Traffic Circulation	Geology & Soils
	Biological Resources	Paleontological Resources
	Hydrology/Water Quality	Noise
	Air Quality	
	Landform Alteration	
	Visual Quality	
	Agriculture	

Table VI-1 Continued

59) 91- 0834 Carmel Valley Neighborhood 10 Precise Plan & Parkview East And West Vesting Tentative Maps	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Transportation/Traffic
	Cultural Resources	Air Quality
	Land Use	Hydrology/Water Quality
	Landform Alteration	Geology & Soils
	Visual Quality	Noise
		Paleontological Resources
		Public Services
59) 91- 0844 Kearny Mesa Community Plan Revision	Unmitigated Impacts	Mitigable Impacts
	Traffic	None
	Air Quality	
60) 91- 0890 Penasquitos Trunk Sewer	Unmitigated Impacts	Mitigable Impacts
	Land Use	Cultural Resources
	Noise	Biological Resources
		Paleontological Resources
		Transportation/Circulation
		Human Health
		Public Safety
61) 91- 0898 Mission Bay Park Master Plan Update	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Hydrology/Water Quality
		Public Safety
62) 92- 0199 La Jolla & Pacific Beach Community Plan & Local Coastal Program Land Use Plan Updates	Unmitigated Impacts	Mitigable Impacts
	Traffic Circulation	Geology & Soils
	Air Quality	Cultural Resources
	Biological Resources	Hydrology/Water Quality
		Noise
63) 92- 0302 Fairmount Manor	Unmitigated Impacts	Mitigable Impacts
	Land Use	Transportation/Circulation
	Landform Alteration	Biological Resources
	Visual Quality	Geology & Soils
		Hydrology/Water Quality
		Erosion
64) 92- 0425 Prd Ordinance/Am Public Golf Courses	Unmitigated Impacts	Mitigable Impacts
	Air Quality	Growth Inducement
	Traffic Circulation	

Table VI-1 Continued

65) 92- 0430 Verde Del Mar	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Paleontological Resources
		Geology & Soils
		Erosion
		Noise
66) 92- 0466 Scripps Gateway	Unmitigated Impacts	Mitigable Impacts
	Land Use	Biological Resources
	Landform Alteration	Paleontological Resources
	Visual Quality	Traffic Circulation
		Hydrology/Water Quality
		Public Services
		Archaeological Resources
		Noise
67) 92- 0477 La Jolla Village Square	Unmitigated Impacts	Mitigable Impacts
	None	Traffic Circulation/ Access
68) 92- 0520 Inspiration Point Precise Plan/Balboa Park Activity Center	Unmitigated Impacts	Mitigable Impacts
	Land Use	Paleontological Resources
	Historical Resources	
	Visual Quality	
	Traffic	
	Noise	
	Aircraft Noise	
69) 92- 0568 University Of San Diego Master Plan	Unmitigated Impacts	Mitigable Impacts
	Visual Quality	Traffic Circulation
	Landform Alteration	Parking
	Land Use	Air Quality
		Biological Resources
		Geology & Soils
		Paleontological Resources
		Cultural Resources
		Hydrology/Water Quality
		Light/Glare
70) 92- 0586 Rio Vista West	Unmitigated Impacts	Mitigable Impacts
	Traffic	Noise

Table VI-1 Continued

71) 92- 0610 Sorrento Hills Phase II, Unit 4	Unmitigated Impacts	Mitigable Impacts
	Land Use	Geology & Soils
	Landform Alteration	Hydrology/Water Quality
	Air Quality	Traffic Circulation
	Traffic	Cultural Resources
	Biological Resources	Paleontological Resources
		Public Safety
		Water Conservation
		Public Facilities/Services
72) 92- 0613 NC/E. Mission Bay Pipelines	Unmitigated Impacts	Mitigable Impacts
	None	Noise
		Traffic Circulation
		Water Quality
		Cultural Resources
		Paleontological Resources
73) 92- 0623 House Of Charm Reconstruction	Unmitigated Impacts	Mitigable Impacts
	None	Historical Resources
		Architectural Resources
74) 92- 0647 Palm Plaza Walmart	Unmitigated Impacts	Mitigable Impacts
	Land Use	Traffic Circulation
	Landform Alteration	Biological Resources
		Geology & Soils
		Hydrology/Water Quality
		Paleontological Resources
75) 92- 0652 Stonecrest Square Walmart	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Traffic Circulation
		Biological Resources
		Geology & Soils
		Hydrology/Water Quality
		Paleontological Resources
76) 93- 0140 Remington Hills	Unmitigated Impacts	Mitigable Impacts
	Land Use	Traffic Circulation
	Landform Alteration	Noise
	Visual Quality	Biological Resources
		Cultural Resources
		Paleontological Resources
		Public Facilities/Utilities
		Geology & Soils

Table VI-1 Continued

77) 93- 0142 Sorrento Hills Community Plan Amendment II/Torrey View	Unmitigated Impacts	Mitigable Impacts
	Visual Quality	Landform Alteration
		Biological Resources
		Noise
		Traffic Circulation
		Geology & Soils
		Paleontological Resources
		Schools
		Land Use
78) 93- 0152 Torrey Highlands Subarea IV Plan	Unmitigated Impacts	Mitigable Impacts
	Visual Quality	Land Use
	Landform Alteration	Transportation
	Agriculture	Traffic Circulation
	Natural Resources	Biological Resources
		Hydrology/Water Quality
		Cultural Resources
		Air Quality
		Geology & Soils
		Erosion
		Paleontological Resources
		Noise
		Public Facilities/Services
		Water Conservation
		Safety
79) 93- 0265 1525 Torrey Pines Road	Unmitigated Impacts	Mitigable Impacts
	None	Historical Resources
80) 93- 0423 Montgomery Field Runway Extension	Unmitigated Impacts	Mitigable Impacts
	Hydrology/Water Quality	Noise
	Biological Resources	
81) 93- 0437 Fashion Valley Expansion	Unmitigated Impacts	Mitigable Impacts
	Aesthetics	Biological Resources
	Land Use	Geology & Soils
	Urban Design	
82) 93- 0529 Sdg&E Waste Management Facility	Unmitigated Impacts	Mitigable Impacts
	None	Public Health
		Safety

Table VI-1 Continued

83) 94- 0064 Treena Mesa Planned Industrial Development	Unmitigated Impacts	Mitigable Impacts
	Land Use	Biological Resources
		Transportation/Traffic
		Noise
		Erosion
		Flooding
		Hydrology/Water Quality
84) 94- 0070 San Pasqual Valley Plan	Unmitigated Impacts	Mitigable Impacts
	Agricultural Resources	Biological Resources
	Mineral Resources	Noise
	Hydrology/Water Quality	Geology & Soils
	Land Use	Community Services
	Flooding	Public Utilities
	Water Conservation	
	Traffic/Circulation	
	Landform Alteration	
	Visual Quality	
85) 94- 0077 E. Mission Gorge Trunk Sewer (EMGTS) Rehabilitation	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Cultural Resources
		Noise
86) 94-0093 House Of Hospitality Reconstruction	Unmitigated Impacts	Mitigable Impacts
	None	Historical Resources
		Architectural Resources
87) 94- 0161 X Mm Landfill Aggregate Extraction	Unmitigated Impacts	Mitigable Impacts
	None	Topography
		Visual Quality
		Hydrogeology
		Water Quality
88) 94- 0335 The Bishop's School	Unmitigated Impacts	Mitigable Impacts
	None	Cultural Resources
		Visual Integrity
89) 94-0514 Spring Cyn@ Scripps Ranch	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Biological Resources
	Grading	Geology & Soils
	Visual Quality	Hydrology/Water Quality
	Land Use	Paleontological Resources
90) 94- 0533 Midway Center	Unmitigated Impacts	Mitigable Impacts
	None	Traffic Circulation

Table VI-1 Continued

91) 94- 0567 Carmel Valley Community Park	Unmitigated Impacts	Mitigable Impacts
	Biological Resources	Cultural Resources
		Visual Quality
		Hydrology/Water Quality
		Neighborhood Character
92) 94- 0576-1 Del Mar Highlands Estate	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Hydrology/Water Quality
		Geology & Soils
		Biological Resources
		Cultural Resources
		Paleontological Resources
		Traffic Circulation
93) 94- 0662 Starlight Bowl Improvements	Unmitigated Impacts	Mitigable Impacts
	None	Historical Resources
		Architectural Resources
94) 95- 0064 Piedras Pintadas Cultural Resource Management Plan & Interpretive Plan	Unmitigated Impacts	Mitigable Impacts
	None	Biological Resources
		Cultural Resources
95) 95-0099 State Route 56 (Middle Section)	Unmitigated Impacts	Mitigable Impacts
	Visual Quality	Noise
	Landform Alteration	Geology & Soils
	Land Use	Hydrology/Water Quality
	Biological Resources	Cultural Resources
		Paleontological Resources
		Traffic Circulation
96) 95- 0101 Otay Mesa Road Widening	Unmitigated Impacts	Mitigable Impacts
	Land Use	Biological Resources
	Visual Resources	Geology & Soils
		Hydrology/Water Quality
		Public Safety
		Paleontological Resources
97) 95- 0173 Black Mtn Ranch II Amendment	Unmitigable Impacts	Mitigable Impacts
	Land Use	Biological Resources
	Traffic/Circulation	Hydrology/Water Quality
	Landform Alteration	Cultural Resources
	Visual Quality	Geology & Soils
		Paleontological Resources
		Noise

Table VI-1 Continued

98) 95- 0196 Villages At Stallions Crossing	Unmitigable Impacts	Mitigable Impacts
	Land Use	Paleontological Resources
	Biological Resources	Noise
	Visual Quality	Geology & Soils
		Erosion
		Public Safety
		Air Quality
99) 95- 0204 Stonecrest Village	Unmitigable Impacts	Mitigable Impacts
	None	Land Use
		Transportation/Traffic
		Public Facilities/Services
		Noise
		Landform Alteration
		Visual Quality
		Geology & Soils
		Paleontological Resources
		Hydrology/Water Quality
		Flooding
		Public Health/Safety
100) 95- 0554 Torrey Hills Sorrento Hills Community Plan Amendment	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Biological Resources
	Visual Quality	Noise
		Geology & Soils
		Paleontological Resources
		Schools
101) 96- 0114 Linda Vista Community Plan Update	Unmitigated Impacts	Mitigable Impacts
	Traffic/Circulation	Biological Resources
	Air Quality	Cultural Resources
	Land Use	
102) 96- 0165 New Century Ctr Center	Unmitigated Impacts	Mitigable Impacts
	Land Use	Transportation/Circulation
	Biological Resources	Paleontological Resources
	Noise	Public Utilities
		Public Health/Safety
		Hydrology/Water Quality
		Geology & Soils
		Erosion

Table VI-1 Continued

103) 96-0255 Naval Training Center Disposal/Reuse Plan EIS/EIR	Unmitigated Impacts	Mitigable Impacts
	Transportation/Circulation	Land Use
		Cultural Resources
		Biological Resources
		Geology & Soils
		Hydrology/Water Quality
		Public Health/Safety
		Visual Resources
		Hazardous Materials
		Wastes
104) 96-0265 Corp. Research Park	Unmitigated Impacts	Mitigable Impacts
	Land Use	Biological Resources
	Landform Alteration	Geology & Soils
	Visual Quality	Erosion
		Hydrology/Water Quality
		Transportation/Circulation
		Paleontological Resources
105) 96- 0333 Land Development (Zoning) Code Update	Unmitigated Impacts	Mitigable Impacts
	Land Use	None
	Biological Resources	
	Historical Resources	
	Landform Alteration	
	Neighborhood Character	
	Paleontological Resources	
	Natural Resources	
	Human Health	
	Public Safety	
106) 96- 0338 Northcreek (Imperial Marketplace)	Unmitigated Impacts	Mitigable Impacts
	None	Land Use
		Transportation/Circulation
		Biological Resources
		Hydrology/Water Quality
		Noise
		Public Services/Facilities
		Neighborhood Character
		Aesthetics
		Cultural Resources
		Paleontological Resources

Table VI-1 Continued

107) 96- 0464 Torrey Reserve Gateway	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Land Use
		Biological Resources
		Geology & Soils
		Paleontological Resources
		Noise
		Schools
		Public Services/Facilities
108) 96- 0544 Mission City Specific Plan	Unmitigated Impacts	Mitigable Impacts
	Land Use	Biological Resources
	Landform Alteration	Geology & Soils
	Traffic/Circulation	Noise
	Visual Quality	Hydrology/Water Quality
	Public Services	Paleontological Resources
109) 96- 0736 Neighborhood 10 Plan Amendments	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Land Use
	Visual Quality	Transportation/Circulation
		Hydrology/Water Quality
		Geology & Soils
		Erosion
		Noise
		Paleontological Resources
		Cultural Resources
		Biological Resources
		Public Services/Facilities
110) 96- 7158 Del Mar Central Office Expansion	Unmitigated Impacts	Mitigable Impacts
	Neighborhood Character	Noise
	Aesthetics	
111) 96- 7358 The Lodge At Torrey Pines	Unmitigated Impacts	Mitigable Impacts
	Land Use	Noise
	Public Safety	Cultural Resources
112) 96- 7371 Mira Mesa Market Center	Unmitigated Impacts	Mitigable Impacts
	Transportation/Circulation	Land Use
		Biological Resources
		Noise
		Hydrology/Water Quality
		Public Services/Facilities
		Paleontological Resources

Table VI-1 Continued

113) 96- 7499 Carmel Valley Neighborhood 8c	Unmitigated Impacts	Mitigable Impacts
	Land Use	Hydrology/Water Quality
	Landform Alteration	Geology & Soils
	Biological Resources	Paleontological Resources
		Traffic Circulation
		Noise
		Public Services/Facilities
114) 96- 7562 Natural History Museum Expansion	Unmitigated Impacts	Mitigable Impacts
	Land Use	Transportation/Circulation
	Neighborhood Character	Paleontological Resources
	Aesthetics	
	Historical Resources	
115) 96- 7614 Pinnacle Carmel Creek	Unmitigated Impacts	Mitigable Impacts
	None	Land Use
		Biological Resources
		Geology & Soils
		Noise
		Paleontological Resources
		Public Services/Facilities
		Hydrology/Water Quality
		Schools
116) 96- 7729 Potter Tract Tentative Map	Unmitigated Impacts	Mitigable Impacts
	None	Traffic Circulation
		Noise
		Biological Resources
		Land Use
		Cultural Resources
		Water Quality
117) 96- 7749 Cambridge Square	Unmitigated Impacts	Mitigable Impacts
	Subsurface Historical Archaeology	Land Use
	Archaeology	Historical Resources
	Paleontological Resources	
118) 96- 7902 Black Mountain Ranch Subarea I	Unmitigated Impacts	Mitigable Impacts
	Land Use	Biological Resources
	Traffic/Circulation	Hydrology/Water Quality
	Landform Alteration	Geology & Soils
	Visual Quality	Paleontological Resources
	Air Quality	Noise
		Public Services/Facilities

Table VI-1 Continued

119) 96- 7918 Pacific Highlands Ranch (Subarea III)	Unmitigated Impacts	Mitigable Impacts
	Land Use	Transportation/Circulation
	Landform Alteration	Biological Resources
	Visual Quality	Hydrology/Water Quality
	Agricultural Land	Cultural Resources
		Geology & Soils
		Paleontological Resources
		Noise
		Public Services/Facilities
		Public Safety
120) 96- 7996 Carmel Valley 8A, T. Surf, Loma Sorrento, TPIG	Unmitigated Impacts	Mitigable Impacts
	Land Use	Transportation/Circulation
	Landform Alteration	Public Facilities/Services
	Visual Quality	Public Safety
	Air Quality	Noise
	Biological Resources	Geology & Soils
		Erosion
121) 98- 0189 Robinhood Ridge Project	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Transportation/Circulation
	Visual Quality	Land Use
	Biological Resources	Noise
		Geology & Soils
		Paleontological Resources
		Public Services/Facilities
		Utilities
		Hydrology/Water Quality
		Cultural Resources
122) 98- 0389 Black Mountain Water Treatment Plant Land Acquisition	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Land Use
	Visual Quality	Biological Resources
		Hydrology/Water Quality
		Cultural Resources
		Geology & Soils
		Paleontological Resources
		Noise
		Human Health
		Public Safety
123) 98- 0686 Project Yukon (Artificial Reef)-Mission Beh	Unmitigated Impacts	Mitigable Impacts
	None	Marine Biological Resources

Table VI-1 Continued

124) 99- 0036 Headquarters Pt Point Research Park	Unmitigated Impacts	Mitigable Impacts
	Visual Quality	Land Use
		Biological Resources
		Hydrology/Water Quality
		Traffic Circulation
		Paleontological Resources
		Geology & Soils
125) 99- 0153 Wild Animal Park Master Plan	Unmitigated Impacts	Mitigable Impacts
	Traffic/Circulation	Land Use
		Hydrology/Water Quality
		Landform Alteration
		Visual Resources
		Biological Resources
		Historical Resources
		Health & Safety
		Geology & Soils
		Seismicity
		Air Quality
126) 99- 0220 Sorrento Valley Road (Opening)	Unmitigated Impacts	Mitigable Impacts
	Land Use	Hydrology/Water Quality
	Traffic/Circulation	Biological Resources
	Visual Quality	Cultural Resources
	Landform Alteration	Paleontological Resources
	Recreational Resources	
127) 99- 0647 La Jolla Crossroads	Unmitigated Impacts	Mitigable Impacts
	Landform Alteration	Traffic Circulation
	Visual Quality	Biological Resources
	Public Services-Police Protection	Geology & Soils
		Noise
		Hydrology/Water Quality
		Air Quality
		Public Services-Solid Waste
		Paleontological Resources
		Cultural Resources
128) 99- 0762 La Jolla Commons Project	Unmitigated Impacts	Mitigated Impacts
	Transportation/Circulation	Biological Resources
		Noise
		Hydrology/Water Quality
		Paleontological Resources