

4.0 ANALYSIS OF LONG-TERM EFFECTS

This chapter includes an analysis of the maximum theoretical buildout scenario of the San Marcos General Plan. In addition, CEQA requires the discussion of the cumulative impacts, growth-inducing impacts, and long term impacts of proposed projects. The following sections address these issues as they relate to implementation of the San Marcos General Plan.

4.1 MAXIMUM THEORETICAL BUILDOUT SCENARIO

The theoretical build-out scenario is included in this EIR to provide the reader with the ability to understand the worst-case scenario of full, but theoretical, development of the General Plan. The theoretical build-out scenario demonstrates residential and nonresidential development levels that could theoretically be achieved by the proposed General Plan, though these levels are not expected in this case.

Unlike a forecast, the theoretical build-out scenario does not have a time horizon, nor does it include transportation, demographic, existing land use, or economic assumptions typically used by a forecasted model to provide more realistic land use planning data. Therefore, due to regulatory constraints, physical constraints, and foreseeable market conditions, realization of this scenario is highly unlikely, but the program EIR includes an analysis of this scenario because the General Plan land use categories do provide the theoretical capacity for residential units and nonresidential building square feet to allow the build-out estimates, which are presented in Table 4.0-1 below.

**Table 4.0-1
San Marcos General Plan Maximum Theoretical Buildout Scenario**

| Land Use Designation | Maximum Density/ Intensity | Maximum Development Capacity | |
|---------------------------------|-------------------------------|------------------------------|-----------------------------------|
| | | Dwelling Units | Non-Residential Square Footage |
| Residential Designations | | | |
| Agricultural/Residential | 1 du/ac | 3,737.42 | - |
| High Density Residential | 45 du/ac | - | - |
| Hillside Residential 1 | 0.25 du/ac | 274.39 | - |
| Hillside Residential 2 | 0.25 du/ac | 19.50 | - |
| Low Density Residential | 8 du/ac | 6,398.36 | - |
| Low Medium Density Residential | 12 du/ac | 1,575.40 | - |
| Medium Density Residential 1 | 15 du/ac | 1,373.20 | - |
| Medium Density Residential 2 | 20 du/ac | 3,805.04 | - |
| Medium High Density Residential | 30 du/ac | 1,053.50 | - |
| Rural Residential | 2 du/ac | 1,566.23 | - |
| Very Low Density Residential | 4 du/ac | 4,521.88 | - |

**Table 4.0-1
San Marcos General Plan Maximum Theoretical Buildout Scenario**

| Land Use Designation | Maximum Density/ Intensity | Maximum Development Capacity | |
|-------------------------|-------------------------------|------------------------------|-----------------------------------|
| | | Dwelling Units | Non-Residential Square Footage |
| Mixed Use | | | |
| Mixed Use 1 | FAR 1.75 | 4,844.87 | 2,076,373.77 |
| Mixed Use 3 | FAR 1.50 | - | 2,470,722.85 |
| Mixed Use 4 | FAR 1.50 | - | 443,921.11 |
| Commercial Designations | | | |
| Business Park | FAR 1.20 | - | 2,157,495.06 |
| Commercial | FAR 0.70 | - | 7,983,017.97 |
| Neighborhood Commercial | FAR 0.30 | - | 217,581.25 |
| Office Professional | FAR 1.50 | - | 1,476,843.95 |
| Industrial | | | |
| Industrial | FAR 0.50 | - | 6,114,899.27 |
| Light Industrial | FAR 0.60 | - | 9,395,694.26 |
| Other | | | |
| Public/Institutional | FAR 3.00 | - | 65,963,508.47 |
| Specific Plan Areas | varies | 21,885.33 | 12,153,371.92 |
| Grand Total | | 51,055.11 | 110,453,429.88 |

The calculations in Table 4.1-1 assume that all residential, mixed use, commercial, industrial and other land use designations are built out to their maximum densities as described in the Land Use Element, and withholding 20 percent of the total acreage of each designation class for roads.

Such development would represent a substantial change in the level of residential and nonresidential development described for existing conditions. Compared to the expected development capacity of the General Plan analyzed throughout this EIR, the amount of non-residential square footage would increase from 32,917,133.6 square feet to 110,453,429.9 square feet under the maximum buildout scenario, which amounts to an increase of nearly 240 percent over expected development. The number of residential units would be 51,055.1 units under the maximum theoretical build-out, which is 9,212 higher than the 41,743 dwelling units forecast under the expected conditions. The maximum theoretical build-out scenario for dwelling units represents an increase of just over 22 percent greater than the expected scenario. Based on the existing household size of 3.06 residents per household, the City's population under the maximum build-out scenario would be 156,229 residents. This is approximately 21.2 percent higher than the population under the expected development scenario of 128,917.

Given the generalized and highly theoretical nature of this build-out analysis, the analysis did not account for variations due to the implementation of additional regulations or site-specific conditions that could affect attainment of density. For example, parking requirements, slope and other land suitability

characteristics, and implementation of environmental regulations may make attainment of maximum densities and/or intensities infeasible, and site-specific easements may restrict development of certain properties to levels below what is permitted by the zoning. Another variable is that decision makers have the authority to approve, deny, or modify discretionary projects based on numerous site-specific factors which could also affect the attainment of the theoretical build-out scenario.

The following paragraphs discuss the anticipated impacts associated with the maximum theoretical buildout scenario of the General Plan.

Aesthetics and Visual Resources

Under the General Plan build-out scenario, new development and redevelopment that has the potential to disrupt scenic vistas of resources such as hillsides, ridgelines, and open space will be allowed to occur. Infill development of vacant parcels and general intensification of development may limit some viewsheds of hills or reduce the feeling of open space surrounding the central core of planning area. Lastly, new development pursuant to the General Plan may increase the amount of light and glare within the planning area with a potential to influence light levels affecting the Palomar Observatory.

Under the maximum theoretical build-out scenario, the potential for scenic vistas to be more impacted by the increase in both dwelling units and non-residential square footage would exist, and this situation would also have increased potential, as compared to the expected scenario, to impact the aesthetic quality of the planning area as infill development intensifies. The increased light levels resulting from marked increases in residential, commercial and industrial development would also negatively influence the level of sky glow at Palomar Observatory. Due to the magnitude of change in intensity of development under the theoretical build-out scenario and the lack of specific development projects and associated project-level mitigation, the impacts to aesthetics and visual resources would be significant and unavoidable under the theoretical build-out scenario.

Agricultural Resources

Implementation of the proposed General Plan at the expected level of build-out would result in land use changes to existing agricultural lands. This change in land use approach would allow for conversion of these lands to non-agricultural uses and would conflict with existing agricultural zoning. In addition, no mitigation measures are available to reduce significant impacts associated with conversion of Important Farmland and zoning consistency in the proposed General Plan.

Agricultural Resources would experience intensified land use changes under the theoretical build-out scenario resulting from the greater conversion of lands to non-agricultural resources as compared to the expected level under the proposed General Plan. Due to the magnitude of change in intensity of development under the theoretical build-out scenario, the impacts to agricultural resources would be significant and unavoidable under the theoretical build-out scenario.

Air Quality

Under the expected build-out scenario under the proposed General Plan, future development in the City of San Marcos would generate VMT and associated emissions of ozone precursors and particulate matter. Such development in the planning area would also be required to demonstrate compliance with the strategies and measures adopted as part of the RAQS and SIP during the environmental review process, as well as with the requirements of San Diego Air Pollution Control District to reduce emissions of particulate matter. Operational and construction-related emissions require mitigation to prevent violation of air quality standards under the proposed General Plan, while air quality impacts to sensitive receptors and from odors under the Proposed General Plan will not be significant given compliance with existing plans and regulations.

Under the theoretical build-out conditions pursuant to the proposed General Plan, the increased development capacity and density would add a substantial number of automobile, train, and airplane trips as well as stationary source emissions, which could potentially affect the City's ability to meet regional, state, and federal clean air standards, including the implementation of the RAQS and/or applicable portions of the SIP. The increase in operational and construction-related emissions may result in the violation of air quality standards temporarily or persistently in the planning area. Finally, under theoretical build-out conditions, impacts from odors and on sensitive receptors are unlikely to be significant since existing regulations and plans that prevent these impacts would still govern them. It is infeasible at this Program EIR level to provide more specific mitigation that would reduce impacts from operational, construction-related and other emissions to a less-than-significant level since no specific development projects are known at this time. Therefore, the impacts to air quality under the theoretical build-out scenario would be significant and unavoidable.

Biological Resources

Under the anticipated scenario of development under the proposed General Plan, the potential to impact those sensitive biological resources that occur within the Planning Area exists because the biological profile of the planning area includes identified presence of listed species, regionally mapped and protected critical habitat areas, watershed features, and related vegetation communities. Specifically, the San Marcos Creek watershed would likely be both directly and indirectly impacted by construction or redevelopment within the Urban Core Focus Areas. Development and redevelopment in this area could also impact MHCP-mapped critical habitat areas for thread-leaved brodiaea, spreading navarretia, and San Diego fairy shrimp. Furthermore, future residential development is permitted under the proposed General Plan in MHCP-mapped critical habitat areas for the federally threatened coastal California gnatcatcher (*Poliotila californica californica*) associated with Diegan coastal sage scrub habitats.

Under the theoretical build-out scenario, the increased development and population would be likely to intensify the impacts expected under the anticipated development scenario of the General Plan. In addition to the impacts on MHCP-mapped critical habitat described above, the intensification of development could also result in increased noise levels throughout the City. During development and redevelopment processes there would be elevated noise from construction as well as a general increase in

ambient noise from roadway traffic, as well as transit, associated with the population growth. An increase in noise levels has the potential to affect behavioral and physiological responses in noise-sensitive wildlife receptors. Adverse responses to increased noise may include hearing loss or the temporary masking of vocalizations commonly used during the breeding season, nest abandonment, and decrease in predator awareness, thereby resulting in a decrease in reproductive and overall fitness of certain animal species.

Although the General Plan includes policies and implementation programs that would lessen impacts, the magnitude of change under the theoretical build-out scenario would result in substantial impacts to biological resources in the planning area. Because no specific projects are currently known, it is infeasible at this Program EIR level to provide more specific mitigation that would reduce impacts to a less than significant level. Therefore, the impacts to biological resources would be significant and unavoidable under the theoretical build-out scenario.

Cultural Resources

As part of the development required to achieve the theoretical build-out scenario, extensive grading of large amounts of area within the City would be necessary—much more than would be anticipated under the expected build-out scenario given the 240% increase in non-residential square footage and the 22% increase in dwelling units. For the projects that would be infill and redevelopment, grading for such projects would occur on previously graded surfaces. The likelihood of encountering archaeological resources is greatest on sites that have been minimally excavated in the past (e.g., undeveloped parcels, vacant lots, and lots containing surface parking; etc.), so previously excavated areas are generally considered to have a low potential for archaeological or historic resources, since the soil containing such resources has been removed. However, projects required to create the theoretical build-out scenario would likely involve underground parking areas, underground tanks, new pipelines, or replacement of pipelines, all at a lower depth than the previous development. In addition to grading, the maximum build-out would also be likely to impact historic structures as building demolition and surface clearance activities occur. The potential for encountering human remains during construction development activities is possible and impacts to human remains under the theoretical build-out scenario may occur.

Although the General Plan includes policies and implementation programs that would lessen impacts to cultural resources, it is infeasible at the Program EIR level to provide specific mitigation that would reduce impacts to a less than significant level since no specific development projects are proposed. Due to the magnitude of grading that would be required to support the development and redevelopment of residential and nonresidential structures under the theoretical build-out scenario, the potential for adverse physical or aesthetic effects to prehistoric, historic, or architecturally significant buildings, structures, objects, or sites; or impacts to existing archeological resources or the disturbance of any human remains, including those interred outside formal cemeteries, would be significant and unavoidable.

Geology, Soils, and Minerals

To achieve the development necessary for the theoretical build-out scenario, there would likely be development in areas that are prone to geologic hazards that would not be developed under the expected development scenario of the proposed General Plan. This substantial increase in residential and non-residential development would require the alterations of hillsides and slopes. In some instances, structures would be located on geological units or soils that are unstable or that would become unstable, such as the areas immediately adjacent to San Marcos Creek, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As a result, a greater number of people and properties would be exposed to geologic hazards such as groundshaking, fault rupture, landslides, mudslides, ground failure, or similar hazards. Also, since no specific development projects are identified under the theoretical build-out scenario, it is infeasible at this Program EIR level to provide specific mitigation that would reduce impacts to a less than significant level. Therefore, these impacts associated with geology and soils would be significant and unavoidable under the theoretical buildout scenario..

For mineral resources, the planning area contains a limited area of MRZ-2 class lands, which denote known mineral resources, and 6 mines or quarries operate in the planning area. Under the theoretical build-out scenario, land use changes that would affect the current or future operation of these areas may be undertaken. However, given the limited known mineral resources and the estimated depletion to date of the resources currently being extracted, impacts to mineral resources would be less than significant under the theoretical build-out scenario.

Greenhouse Gas Emissions

Greenhouse gas emissions resulting from the theoretical build-out scenario would be greater than those under the expected scenario of the proposed General Plan, with additional emissions resulting from both construction and operations. While emissions from operations would be ongoing, emissions resulting from temporary construction activities are equally relevant since greenhouse gases from these activities would persist in the atmosphere in the same way as other emissions. As a result, the theoretical build-out scenario would result in the generation of more greenhouse gas emissions from all sources than would occur from residential and non-residential development under the proposed General Plan scenario.

Although the proposed General Plan contains policies and implementation plans that would lessen impacts on the environment and that prevents conflict with adopted greenhouse gas limiting plans, policies and regulations, it is infeasible at this Program EIR level to provide specific mitigation that would reduce impacts to a less than significant level. Due to the magnitude of change in the level of residential and nonresidential development under the theoretical build-out scenario and the lack of specific development projects and associated project-level mitigation, the impact on greenhouse gas emissions would be significant and unavoidable.

Hazards and Hazardous Materials

The additional development required to realize the theoretical build-out could occur on contaminated sites in the City, as well as induce an increase in the number of underground storage tanks that may increase the number of leaking underground storage tanks and hazardous sites. Finally, the theoretical build-out scenario may also cause an increase in the use, transport, and disposal of hazardous substances in the planning area. Taken together, the conditions that would occur under the theoretical build-out scenario would create a more substantial risk of exposure of persons and sensitive receptors to potential health hazards than under the expected development scenario of the proposed General Plan.

In addition to more development, an increase in population to 156,229 resulting from greater density under the theoretical build-out would expose more persons, as well as structures, to the risk of significant loss, injury, or death from wildland fires, flooding, seiches, or mudflows because there would be more people and structures in the planning area. This increased density and additional population would also require the San Marcos Emergency Plan to be revised to take new conditions and the concomitant threats of these conditions into account. Although the proposed General Plan includes policies and implementation programs that would lessen these impacts, the magnitude of change in the level of residential and nonresidential development under the theoretical build-out scenario and associated growth would be significant. Since no specific development projects are proposed, it is infeasible at this Program EIR level to provide specific mitigation measures that would reduce impacts to a less than significant level. Therefore, impacts associated with hazards and hazardous materials would be significant and unavoidable under the theoretical buildout scenario.

Hydrology and Water Quality

Under the theoretical build-out scenario, the increased development over the expected scenario in both residential and non-residential development would result in a substantial change in absorption rates, drainage patterns, and the rate of surface runoff as surfaces are converted from permeable to non-permeable in nature. The decrease in permeable surfaces would result in an increased rate of surface runoff, modify drainage patterns and decrease absorption rates. Additionally, increased population would also contribute to the intensification of anthropogenic water quality impairments.

Although the General Plan includes policies and implementation programs that would lessen impacts, it is infeasible at this Program EIR level to provide specific mitigation that would reduce impacts to a less than significant level. Due to the magnitude of change in the level of residential and nonresidential development under the theoretical build-out scenario and the lack of specific development projects and associated project-level mitigation, the impacts to the rate of surface runoff, drainage patterns, absorption rates, and water quality, would be significant and unavoidable.

Land Use and Planning

The increased development that would be required to reach the theoretical build-out scenario could create incompatibilities in adjacent land use resulting from factors including, but not limited to, noise, shading,

and bulk, as well as may be in conflict with existing local, state and federal policies and plans including but not limited to zoning and/or site-specific easements. Since no specific development projects are proposed, it is infeasible at this Program EIR level to provide specific mitigation measures that would reduce impacts to land use and planning to a less than significant level. Due to the magnitude of change in the level of residential and nonresidential development under the theoretical buildout scenario and the lack of specific development projects and associated project-level mitigation, all impacts to land use and planning would be significant and unavoidable under the theoretical buildout scenario.

Noise

The existing General Plan, Noise Ordinance, and applicable standards of other agencies were not written in anticipation of future development that would necessitate the theoretical build-out condition. As such, the increase of noise from the construction related to the redevelopment required for this theoretical maximum development scenario, as well as noise generated by the increased number of automobile or transit trips from the associated population increase, would cause exposure of sensitive receptors to future noise levels that would exceed established standards. Increased noise related to construction activities and population growth would also cause a substantial increase in the existing ambient noise levels and would create land use incompatibilities associated with increased noise.

Although the General Plan includes policies and implementation programs that would lessen impacts, it is infeasible at this Program EIR level to provide specific mitigation that would reduce impacts to a less-than-significant level, since specific development projects are not known. Due to the magnitude of change in the level of residential and nonresidential development under the theoretical buildout scenario and the lack of specific development projects and associated project-level mitigation, all impacts to noise would be significant and unavoidable under the theoretical buildout scenario.

Paleontological Resources

The development levels associated with the theoretical build-out scenario would require extensive grading of large amounts of area within the City—much more than would be anticipated under the expected build-out scenario, given the 240% increase in non-residential square footage and the 22% increase in dwelling units. For the projects that would be infill and redevelopment, grading for such projects would occur on previously graded surfaces. Because the likelihood of encountering paleontological resources is greatest on sites that have been minimally excavated in the past, these previously excavated areas would have lower potential for encountering paleontological resources since the soil containing them has already been removed. However, projects required to create the theoretical build-out scenario likely would involve underground parking areas, underground tanks, new pipelines, or replacement of pipelines, all at a lower depth than the previous development.

Although the proposed General Plan includes policies and associated implementation programs that would lessen impacts, it is infeasible at the Program EIR level to provide specific mitigation that would reduce impacts to a level of less than significant since no specific development projects are proposed. Due to the magnitude of ground disturbance that would be required to support the residential and

nonresidential densities required to achieve the theoretical build-out scenario and the lack of mitigation available for paleontological resources, the potential for adverse effects to paleontological resources would be significant and unavoidable.

Population and Housing

To achieve the theoretical build-out scenario, there would be major changes in the overall level of development across the planning area, which would be 22% more residential units and 240% more non-residential square footage than under the expected scenario of the proposed General Plan. This conversion would lead to substantial displacement of residents while older existing dwelling units are replaced with higher density dwelling units. Although the General Plan contains implementation programs that would seek to reduce displacement impacts, it is infeasible at this Program EIR level to provide mitigation that can reduce such impacts to a less than significant level, since specific development projects are unknown. For this reason, and due to the magnitude of change in the level of residential and nonresidential development under the theoretical build-out scenario the population increase associated with this change, and the impact from the displacement of substantial numbers of people or housing, would make impacts to population and housing significant and unavoidable.

Public Services, Utilities, and Energy

Build-out at the theoretical maximum in the planning area would lead to considerably larger populations of residents and employees within the City, which exceed the anticipated growth scenarios for the City of San Marcos as developed by SANDAG. This growth in population would require an increase of public services, which would, in turn, necessitate the construction of additional or improved public facilities, such as, but not limited to, fire stations, police stations, public libraries, and public schools. These new and upgraded facilities could cause significant environmental impacts in order to construct the facilities and services necessary to maintain service ratios, response times, or other performance objectives.

Additionally, existing public utility planning has not been written in anticipation of the growth in population and development that would occur with the theoretical build-out condition. Almost all utility planning documents in the region rely heavily on population growth and development projection data provided by SANDAG. No population growth analysis produced by SANDAG has projected the population within the planning area at levels similar to those found in the theoretical build-out scenario. As a result, demand for excessive amounts of water beyond projected available supplies and excessive amounts of electrical power, fuel, or other forms of energy would be generated in the planning area. In addition, with increased population and development, there would be more demand for utilities under the theoretical build-out scenario that could require the construction of new or physically altered utilities, which might cause significant environmental impacts in order to maintain service ratios, response times, or other performance objectives. Due to the magnitude of change in the level of residential and nonresidential development under the theoretical build-out scenario and the lack of specific development projects and associated project-level mitigation, impacts to public services and utilities would be significant and unavoidable under the theoretical build-out scenario.

Recreation

The increased development and the resulting increase in population associated with the theoretical build-out scenario would tax existing park and recreation facilities, which already require expansion of existing facilities and/or construction of new park and recreation facilities under the expected development scenario of the proposed General Plan. Although the proposed General Plan includes policies and associated implementation programs that would lessen impacts, it is infeasible at the Program EIR level to provide specific mitigation that would reduce such impacts to a less than significant level since no specific parks or recreational facility improvement project information is known. In addition, the considerable population growth and increase in development associated with the theoretical build-out scenario can be expected to create substantial impacts associated with construction of additional or improved park and recreational facilities and a substantial increase in the use of park and recreation facilities. For these reasons, these impacts would be significant and unavoidable under the theoretical buildout scenario.

Transportation and Traffic

The expected level of development resulting from the implementation of the proposed General Plan would result in an increase residential population and, non-residential daytime population. This expected growth would have significant impacts on the LOS of several intersections, numerous roadway segment volumes during the peak hours, and would make San Marcos Boulevard corridor inconsistent with the SANDAG Congestion Management Program. At the expected level of development, even with adherence to and implementation of the proposed General Plan policies and regulations and implementation of identified mitigation measures, program-level impacts to transportation and traffic would still be significant and unavoidable.

With the additional development levels that would occur under the theoretical build-out scenario, impacts to transportation and traffic would be exacerbated by substantial increases of the number of average daily trips and percent of daily vehicle miles traveled at LOS E or F. Impacts to parking would also likely be significant as the City currently has somewhat lower levels of parking for commercial uses than comparable jurisdictions, and the 240% increase in non-residential development would likely require more parking to prevent frustration of residents, businesses and visitors in the City. Since specific development projects are not known, it is infeasible at this Program EIR level to provide specific mitigation that would reduce impacts to a less than significant level. Due to the magnitude of change in the level of residential and nonresidential development under the theoretical build-out scenario, and the lack of specific development projects and associated project-level mitigation, impacts related to transportation and traffic would be significant and unavoidable.

4.2 CUMULATIVE IMPACTS

This section discusses the cumulative impacts associated with the implementation of the San Marcos General Plan. CEQA Guidelines define a cumulative impact as one in which two or more individual effects which, when considered together, are considerable or which compound or increase other

environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (CEQA Guidelines Section 15355).

CEQA Guidelines Section 15130 describes the requirements for the discussion of cumulative impacts in an EIR. It states that an EIR will discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. The discussion will reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the impacts attributable to the project alone. In addition, the CEQA Guidelines allow for a project's contribution to be rendered less than cumulatively considerable with implementation of appropriate mitigation.

CEQA Guidelines Section 15130(b) presents two possible approaches for analyzing cumulative impacts:

- A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency; or
- A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a General Plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed General Plan establishes policy to guide future development within the City and implementation that is long term in nature. The Regional Growth Projections Method is appropriate in evaluating cumulative impacts of the San Marcos General Plan because it provides general growth projections for the region and considers long-term growth.

SANDAG has an adopted regional growth forecast through the horizon year of 2050; the 2050 Regional Growth Forecast. The 2050 Regional Growth Forecast is based on adopted General Plan land uses for all jurisdictions and was prepared for the 2050 Regional Transportation Plan and its Sustainable Communities Strategy. The 2050 Regional Growth Forecast is also used to provide inputs for air quality management plans. It should be noted that the 2050 Regional Growth Forecast functions as a planning tool and does not predict the course of future events. Experience shows that these forecasts are most reliable at the regional and county levels and less so for smaller areas like cities and census tracts.

SANDAG's 2050 Regional Growth Forecast for the City of San Marcos projects a 2030 population total of 101,238 persons and 33,097 households (SANDAG 2011). SANDAG's adopted growth forecast for the City of San Marcos is based on the existing General Plan (1984), and does not take into account several recently adopted Specific Plans nor the proposed land uses set forth in the updated General Plan

analyzed throughout this EIR. As such, and as shown in Table 4.0-2, the expected population and housing capacity of the proposed General Plan is higher than SANDAG's estimates. It is likely that growth projections for San Marcos would be revised upward in future SANDAG planning documents to reflect the land uses proposed in the updated General Plan.

**Table 4.0-2
San Marcos General Plan Growth Projections**

| | City of San Marcos | | Planning Area (City Limits + SOI) | | San Diego Region | |
|------------|-----------------------|--|--------------------------------------|--|-----------------------|--|
| | Existing ¹ | Expected Development Capacity ² | Existing ¹ | Expected Development Capacity ² | Existing ¹ | Expected Development Capacity ³ |
| Population | 84,391 | 121,446 | 90,385 | 128,040 | 3,224,432 | 3,890,208 |
| Housing | 27,744 | 41,551 | 30,635 | 41,843 | 1,149,426 | 1,378,261 |

¹ The existing population and housing projections for the City of San Marcos, Planning Area, and the San Diego region are based on SANDAG's 2050 Regional Growth Forecast for the year 2010.

² Expected Development Capacity for the City of San Marcos and the Planning Area was calculated as follows: Population was calculated based on a 3.06 persons per household ratio; Housing was calculated using reasonable density and intensity assumptions for development pursuant to the San Marcos General Plan (see table 2.0-2 in Chapter 2.0).

³ Expected Development Capacity for the San Diego Region was calculated using SANDAG's 2050 Regional Growth Forecast projections for the year 2030 and adding in the additional population and housing units expected within the City of San Marcos with implementation of the updated San Marcos General Plan.

The geographic area that could be affected by implementation of the San Marcos General Plan is primary varies depending on the type of environmental resource being considered. The general geographic area associated with different environmental effects of the San Marcos General Plan defines the boundaries of the area considered in the cumulative impact analysis. Table 4.0-3 presents the general geographic areas associated with the different resources addressed in this Program EIR analysis.

**Table 4.0-3
Geographic Scope of Cumulative Impacts**

| Resource Issue | Geographic Area |
|---|--------------------------------|
| Aesthetic Resources | Planning Area |
| Agricultural Resources | San Diego Region |
| Air Quality | San Diego Region |
| Biological Resources | San Diego Region |
| Cultural Resources | San Diego Region |
| Geology, Soils, and Mineral Resources | San Diego Region |
| Greenhouse Gas Emissions | Statewide |
| Hazards and Hazardous Materials | San Diego Region |
| Hydrology and Water Quality | San Diego Region |
| Land Use and Planning | San Diego Region |
| Noise | San Diego Region |
| Paleontological Resources | San Diego Region |
| Population and Housing | San Diego Region |
| Public Services, Utilities, and Service Systems | San Diego Region and Statewide |
| Recreation | San Diego Region |
| Transportation and Traffic | San Diego Region |

Aesthetics

New development and redevelopment will be allowed by the proposed General Plan that has the potential to disrupt scenic vistas of resources such as hillsides, ridgelines, and open space. Infill development of vacant parcels and general intensification may limit some viewsheds of hills or reduce the feeling of open space surrounding the central core of the planning area. Lastly, new development allowed by the General Plan may increase the amount of light and glare within the planning area with a potential to influence light levels affecting the Palomar Observatory. Policies of the proposed General Plan, the Ridgeline Protection and Overlay Zone, City programs for energy efficiency and mitigation measures AES-1 and AES-2 would reduce program level impacts for on visual character, light and glare to less than significant. Thus, the proposed General Plan's contribution to cumulative aesthetics and visual resources impacts would be less than significant at a local and regional level.

Agricultural Resources

The geographic scope of the cumulative agricultural resources analysis is the entire San Diego region. Development and redevelopment activities pursuant to implementation of the General Plan would not result in the conversion of FMMP farmlands or conflict with Williamson Act contracts; however, it is possible that land currently zoned as agricultural land would be converted to non-agricultural use. With implementation of Mitigation Measure AGR-1, conflicts with agricultural zoning impacts would be reduced to a level less than significant. In addition, the General Plan establishes policies and programs to guide future development and land use activities in a manner that accommodates existing agricultural activities, requires preservation of high quality farmland, and promotes buffers to minimize conflicts between agricultural and urban uses. Therefore, implementation of the General Plan would not result in cumulatively considerable impacts related to agricultural resource.

Air Quality

The proposed General Plan and the related cumulative projects are under the jurisdiction of SDAPCD and are all located in the San Diego Air Basin. By its nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development within the air basin, and this regional impact is a cumulative impact; projects within the air basin would contribute to this impact only on a cumulative basis. No single project would be sufficient in size, by itself, to result in nonattainment of the regional air quality standards. Instead, a project's emissions may be individually limited, but cumulatively considerable when taken in combination with past, present, and future development projects. All new development that results in an increase in air pollutant emissions above those assumed in regional air quality plans contributes to cumulative air quality impacts.

The cumulative analysis focuses on whether a specific project would result in cumulatively considerable emissions. Per CEQA Guidelines Section 15064(h)(4), the existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.

The determination of cumulative air quality impacts for construction-generated ozone emissions is based on whether the proposed General Plan would result in emissions that exceed the applicable project-level thresholds of significance. Considering the nonattainment status of San Diego County for PM₁₀, construction of the project could result in a cumulatively considerable incremental contribution to a significant cumulative impact even with the application of mitigation measure AQ-1. This cumulative impact would be significant and unavoidable.

The proposed General Plan would result in emissions that exceed the thresholds of significance. Therefore, the proposed General Plan would result in a cumulatively considerable incremental contribution to a significant cumulative long-term operational air quality impact even with the application of mitigation measures AQ-2 through AQ-5. This cumulative impact would be significant and unavoidable.

The traffic modeling for cumulative conditions, which includes traffic generated by the development of the proposed General Plan indicates that less-than-significant air quality impacts from mobile sources of CO would occur. CO emission factors in future years are expected to be lower than current levels due to more stringent vehicle emissions standards and improvements in vehicle emissions technology as well as city policies, including but not limited to promoting walkability and creating an intra-city shuttle. Thus, ambient local CO concentrations under cumulative conditions would continue to decline. Therefore, 1- and 8-hour CO concentrations for the future cumulative conditions would not be anticipated to exceed the significance thresholds of 20 ppm and 9.0 ppm, respectively. Consequently, the project would not result in a cumulatively considerable incremental contribution to a significant cumulative impact from exposure of sensitive receptors to CO emissions from mobile sources.

Activities related to temporary, short-term construction and long-term operation of the projects developed as part of the proposed General Plan could expose nearby existing off-site or proposed on-site sensitive receptors to TAC emissions. Because the use of mobilized equipment would be temporary, diesel PM from construction activities would not expose sensitive receptors to significant levels of TACs. Therefore, the proposed General Plan would not result in a cumulatively considerable incremental contribution to a significant cumulative impact.

As discussed earlier, the proposed General Plan would not create objectionable odors affecting a substantial number of people and impacts would be less than significant. The projects constructed as part of the proposed General Plan would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Minor sources of odors, such as exhaust from mobile sources and charbroilers associated with commercial uses, are not typically associated with numerous odor complaints but are known to have temporary, less concentrated odors. Individual development projects will be required to undergo project-specific environmental review and mitigation measures will be identified to reduce any project-specific significant impacts. Therefore, the proposed General Plan would not create objectionable odors affecting a substantial number of people and impacts would be less than significant. Therefore, the proposed General Plan would not result in a considerable incremental contribution to a significant cumulative impact.

Biological Resources

The biological profile of the planning area includes identified presence of listed species, regionally mapped and protected critical habitat areas, watershed features and related vegetation communities. The San Marcos Creek watershed would likely be directly and indirectly impacted by construction or redevelopment within the Urban Core Focus Areas. Development and redevelopment in this area may have potential to impact MHCP mapped critical habitat areas for thread-leaved brodiaea, spreading navarretia, and San Diego fairy shrimp. Furthermore, future residential development is permitted under the proposed General Plan in MHCP mapped critical habitat areas for the federally threatened coastal California gnatcatcher (*Polioptila californica californica*) associated with Diegan coastal sage scrub habitats. Thus, development anticipated by the proposed General Plan will have the potential to impact those sensitive biological resources that do occur within the planning area.

Cumulative impacts to biological resources may occur as a result of direct and indirect impacts involving the loss of sensitive biological resources, construction activities adjacent to sensitive biological resource areas, and potential alterations in urban runoff characteristics. However, implementation of federal and state regulations, City programs, and mitigation measures identified in Section 3.4.5 of this Draft Program EIR will reduce impacts related to biological resources to a level less than significant. For example, implementation of mitigation measures will reduce the potential for alteration of urban runoff characteristics to occur in San Marcos Creek and related tributaries of the planning area. Additionally, future development projects will be reviewed by the City of San Marcos per CEQA to identify potential impacts to biological resources on a project-by-project basis. If project-level impacts are identified, specific mitigation measures will be required. Because the presence of biological resources within the planning area is substantial, implementation of mitigation measures BR-1 through BR-9 at a Program and Project EIR level are imperative. These measures in future project-by-project review and mitigation will make the proposed General Plan's contribution to potential cumulative biological resource impacts less than significant.

Cultural Resources

The cumulative context with respect to cultural resources includes the entire San Diego region, where a similar environment and similar historic and prehistoric occupation patterns yield similar resources. Cumulative projects located throughout the San Diego region would have the potential to result in a cumulative impact associated with the loss of archaeological and historical resources, including disturbance of human remains, through the physical demolition, destruction, relocation, or alteration of a resource or its immediate surroundings such that the significance of the resource would be materially impaired. Cumulative projects would be regulated by federal, State and local regulations, including NAGPRA, Cal NAGPRA, Section 106 of the NHPA, PRC Section 5097, CEQA Section 21083.2, California Penal Code 622, the Mills Act, State HSC 18950-1896, HSC Section 7050.5, the Secretary of the Interior's Standards for Rehabilitation and Standards for the Treatment, and the County of San Diego RPO. In addition, as discussed in Section 3.5.5, implementation of mitigation measures CR-1, CR-2, CR-3, CR-4, CR-5, and CR-6 would also serve to reduce both direct and cumulative impacts associated with

implementation of the General Plan to a level less than significant. Therefore, implementation of the General Plan would not result in cumulatively considerable impacts related to cultural resources.

Geology, Soils, and Mineral Resources

Future development within the planning area will increase the number of people exposed to earthquakes and other geologic hazards. Future development could also be constrained by unstable soils, landslides, and shallow groundwater. Erosion rates could be accelerated by earthwork for new construction. Cumulative impacts related to geologic conditions can be mitigated by implementation of local grading ordinances, standard city and state structural regulations, and public safety policies such as those contained in the proposed General Plan and the mitigation measures set forth in Section 3.6 of this Program DEIR. Geotechnical studies will be required for any future development projects to identify constraints and develop engineering parameters at a project-specific level. Implementation of the General Plan will not result in a significant cumulative geology, soils, or mineral resources impact.

Greenhouse Gas Emissions

The analysis of GHG emissions, and the associated contribution to climate change, is inherently a cumulative impact issue. Therefore, project- and plan-level impacts of GHG emissions are treated as the same as cumulative impacts. No separate cumulative impact discussion is needed. Consistent with the discussion in Section 3.7, the proposed General Plan's incremental contribution to global climate change would be cumulatively considerable.

Hazards and Hazardous Materials

Development capacity anticipated by the proposed project will result in an increase in the number of people exposed to hazards related to hazardous materials, natural or manmade emergencies. Policies of the proposed project address planned timing of structural development aligned with services/infrastructure development to properly serve the entire population. Thus, new development or redevelopment is not expected to impair implementation of, or physically interfere with, adopted emergency plans such as the City of San Marcos Emergency Operations Plan or Wildland Urban Interface Community Wildfire Protection Plan. Enforcement of state, county, and local hazardous materials regulations will reduce potential impacts associated with hazards to a level less than significant. However, potential impacts from wildfires in Southern California remain a concern as population growth and development is in limited peripheral areas designated "extreme" community hazard fire zones. Local regulation of these hazardous material and fire hazards as described in section 3.8 are anticipated to maintain sufficient levels of review, regulation, preparedness and response. This level of planning and the mitigation measures included present a less than significant impact on the region for hazards and hazardous materials. As a result, implementation of the proposed San Marcos General Plan will not contribute to a cumulatively significant impact associated with hazards and hazardous materials.

Hydrology and Water Quality

The City of San Marcos is located within the San Marcos Creek, Agua Hedionda Creek, And Escondido Creek watersheds, within the Carlsbad Hydrologic Unit. These watersheds ultimately drain to the Pacific Ocean and several lagoons. The lagoons are marine protected areas, so regulatory protection of these areas would continue and likely increase under existing environmental regulations. However, as areas east and outside the General Plan area in each of the watersheds become more heavily populated, it is anticipated that pollutant loads from urban runoff in the creek systems would likely increase. As the population of San Diego County grows, demands on water supply would increase, as would demands for infrastructure to support growth. Drainage areas and watersheds would likely change due to increased impervious surfaces. Changes would likely include channel degradation and geotechnical instability, loss of natural habitat and recreation opportunities, and flooding. Cumulative impacts related to hydrologic conditions may be mitigated by implementation of local grading ordinances and NPDES permits. Also, mitigation measures presented in this EIR as well as implementation programs within the General Plan will mitigate impacts to water supply to a less than significant level. Additional studies would be required for any future development projects to identify and evaluate constraints and develop management parameters at a project-specific level. Implementation of the General Plan would not contribute to a significant cumulative hydrology and water quality impact.

Land Use and Planning

Implementation of the proposed General Plan would not physically divide established communities within the City of San Marcos, the planning area or adjacent jurisdictions. Additionally, the proposed General Plan contains policies and implementation programs intended to ensure that development is compatible with existing regional plans. SANDAG is the regional organization that provides guidance and planning for the region. Potential development under the proposed General Plan would be implemented according to the recommended distribution and intensity identified in the Land Use and Community Design Element. Furthermore, the General Plan is consistent with the Palomar McClellan ALUCP, SANDAG's RCP and 2050 RTP/SCS, the County of San Diego General Plan, and the City's. Therefore, implementation of the proposed General Plan would not contribute to a significant cumulative land use impact.

Noise

Development associated with implementing the proposed General Plan will result in an increase in noise levels over time related to construction, transportation, industrial/commercial activities and other sources. Enforcement of federal, state, and local regulations, in combination with mitigation measures N-1 through N-4 above will reduce potential impacts associated with noise to a less than significant level. Other communities within the San Diego region will also experience an increase in noise levels associated with future growth and each of these communities is subject to federal, state and local regulations and environmental mitigation designed to control noise levels. This regulatory approach to noise control in the region avoids a significant cumulative impact. As a result, implementation of the proposed San Marcos General Plan will not contribute to a cumulatively significant impact.

Paleontological Resources

Ground-disturbing activities, such as construction associated with infill, redevelopment, and/or expansion of infrastructure, have the potential to impact buried paleontological resources. Thus, development of land pursuant to the proposed General Plan has the potential to impact significant unknown paleontological resources. However, the majority of development anticipated under the proposed General Plan will involve redevelopment of or new development within existing developed areas. Substantial excavation activities for installation of new infrastructure would be limited to new development in undeveloped areas; potential for this type of development does exist but is limited by the proposed General Plan. Existing City review processes also limit the potential for impacts to archaeological resources, and paleontological resources. The City assesses and mitigates the potential impacts of private development and public facilities and infrastructure to these resources pursuant to the provisions of CEQA. Implementation of the proposed General Plan is not expected to result in significant impacts to paleontological resources within the planning area. Thus, implementation of the proposed General Plan would not contribute to significant cumulative impacts to paleontological resources.

Population and Housing

SANDAG projects the San Diego Region will grow by 36 percent over current conditions by 2030. Population, housing and supportive jobs will need to increase in all regional jurisdictions to accommodate this. Available land constraints in the coastal south county, and commute times to the east county areas increase growth pressures on north county jurisdictions like San Marcos. Expected development capacity of the proposed General Plan increases the planning areas capacity for housing and non-residential development at a potentially higher rate of increase than the regional demand projection. This would be consistent with, though slightly slower than, the growth rate San Marcos has experiences since the 1980s. Policies of the proposed General Plan seek to meet local and regional growth demands with provisions for mixed use and compact forms of development to supplement and support traditional housing options and regional growth goals and patterns. Some replacement of older housing stock would be a reasonable expectation; however land use changes and policies of the proposed General Plan would enable more people to reside in and work from San Marcos, and increase housing choices and relieve growth pressures on outerlying areas. Impacts from displacement of substantial numbers of housing or people would be less than significant at this program level EIR. As a result, implementation of the proposed San Marcos General Plan will not contribute to a cumulatively significant impact related to population and housing.

Public Services and Utilities

The geographic scope of cumulative public services impacts is generally limited to the service district or jurisdiction; the cumulative scenario for each utility is the district or jurisdiction providing the service. Future regional growth will result in increased demand for police protection, fire protection, schools, libraries, and recreation and open space throughout the region. Local and regional service providers must continue to evaluate the levels of service desired and the funding sources available to meet increases in demand. In addition, local agencies must consistently review and update mutual aid agreements between the various service providers. Funding and implementation of these services will generally be ensured by

concurrency requirements, assessment district requirements, and development impact fees. Because service providers and jurisdictions are generally planning for projected regional growth, with expanded facilities funded through impact fees, cumulative public service impacts would be less than significant.

The geographic scope of cumulative utilities impacts is generally limited to the service provider under analysis. The analysis in Section 3.14 of this Program EIR assesses the cumulative, long-term impacts of growth within the planning area on water service, sewer service, gas and electricity services, and solid waste services. As concluded for each of these issue areas, with the exception of water supply, impacts will be less than significant after implementing mitigation measures.

While the water purveyors for the planning area predict that there will be adequate water supply to support development pursuant to the General Plan, there is uncertainty in the long-term provision of adequate water supply nonetheless. The proposed General Plan in combination with other future cumulative projects that increase demand for water supply could result in decreases in imported water from MWD. The issue is statewide, however, and would result from the cumulative nature of projects within and beyond the region. Therefore, implementation of the proposed General Plan would contribute to a potentially cumulatively considerable, significant and unavoidable water supply impact.

Future growth within the planning area will increase demand for these utilities and services, including energy. To meet this increased demand, service providers will continue to evaluate their available levels of service and the funding sources available to meet increases in demand. Although the ability of local service providers to provide specific levels of services varies throughout the region, sound local planning to accommodate future growth and adherence to proposed General Plan policies and programs along with implementation of the State Energy Code (Title-24) requirements would reduce cumulative utility impacts to a less than significant level.

Although the proposed General Plan includes numerous policies and programs to increase energy efficiency and reduce energy usage, the demand for energy and consumption of energy resources would still increase. Future land use patterns, new construction and building renovations, and commuting patterns would increase demand for energy in the planning area. Cumulative development in throughout the San Diego region would result in a significant cumulative increase in the demand for energy and the need for construction of additional facilities to generate and/or distribute electricity. This is considered a significant cumulative impact. Implementation of the proposed General Plan would make a cumulatively considerable contribution to significant cumulative energy consumption impacts.

Recreation

Future growth within the San Diego region will increase demand for parks and recreation facilities. To meet this increased demand, the City of San Marcos and other local jurisdiction will continue to evaluate both the amount of recreational facilities available and the funding source available to meet increases in regional demand. The proposed General Plan contains policies to increase parkland and open space by: requiring provision of parks to keep pace with development, encouraging the connection and improvement of parks and trails systems, and requiring placement of smaller park areas within new

communities or development to increase choices across the planning area, continuing the assessment of park and open space development fees, and update and maintain the Master Parks Plan and a Master Trail Plan.

Planned development capacity of the proposed General Plan anticipates park provisions keeping pace with population and increasing the park needs ratio. Availability of vacant land in the City, the large inventory of Specific Plan Areas that will be required to provide additional park and open space areas, and joint use agreements with educational institutions in the City make it likely the San Marcos planning area will continue to provide a fair share of parks and recreation for the region in the foreseeable future. Thus, the proposed General Plan will not contribute to a significant cumulatively considerable impact.

Transportation and Traffic

Implementation of the proposed General Plan would result in an increase residential population and, non-residential day-time population. This expected growth would have impacts on the LOS of several intersections, numerous roadway segment volumes during the peak hours.. With adherence to and implementation of the proposed General Plan policies and regulations, and implementation of identified mitigation measures, program-level impacts to transportation and traffic would be reduced to a less-than-significant level. Thus, the proposed General Plan will not contribute to a significant cumulatively considerable impact related to transportation and traffic.

4.3 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 San Marcos General Plan is to guide growth and development in a community. Accordingly, the 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 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 and surrounding area.

Based on the proposed General Plan, the planning area could accommodate approximately 128,040 residents, 41,843 housing units, and 32.9 million square feet of nonresidential building floor area. These changes represent an increase of approximately 37,655 people (42 percent), 11,208 dwelling units (37 percent), and approximately 21.3 million square feet of nonresidential building floor area (184 percent) over existing conditions.

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

Development under the proposed General Plan would primarily occur within the Focus Areas identified within the Land Use and Community Design Element. The proposed 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 3.10, “Land Use and Planning,” of the EIR, this growth strategy is consistent with the SANDAG 2050 RTP/SCS. Therefore, the proposed General Plan would not be growth inducing or set any new precedents for growth. Instead, the proposed General Plan adequately plans for expected growth to occur in the San Diego region. Additionally, the proposed General Plan provides appropriate land use designations, and a land use pattern that provides sufficient land for orderly development. The proposed General Plan also contains policies that address the provision of sufficient services and infrastructure as growth occurs and to accommodate projected growth.

4.4 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 San Marcos General Plan would result in permanent changes to the existing environment, which has been described throughout this EIR. While the General Plan focuses development or redevelopment in limited areas as described throughout this EIR, there will 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 of development on undeveloped land. Implementation of the General Plan would result in significant irreversible impacts to air quality and greenhouse gas emissions. Impacts to these resources would represent a significant and irreversible environmental change.

Development pursuant to the General Plan would result in the irreversible consumption of nonrenewable resources. This use will 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 General Plan, cumulative development projects. Resources anticipated to be irreversibly committed over the life of the General Plan include, but are not limited to, 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 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, construction, and transportation to and from the planning area.

4.5 SUMMARY OF IMPACT CONCLUSIONS

Based on the analysis throughout Chapter 3.0 of this EIR, implementation of the San Marcos General Plan would result in environmental impacts under one of the following categories: significant and unavoidable (SU); significant but mitigated (SM) to a level less than significant; or less than significant (LTS) without mitigation. Table 4.0-4 summarizes the significance of program-level and cumulative impacts associated with the implementation of the San Marcos General Plan.

**Table 4.0-4
Summary of Environmental Significance Conclusions for the San Marcos General Plan**

| Environmental Resource Issue Area and Topic Analyzed | Program-Level Significance | Cumulatively Considerable? |
|--|-----------------------------------|-----------------------------------|
| 3.1 AESTHETICS AND VISUAL RESOURCES | | |
| Scenic Vistas | SM | No |
| Scenic Resources within a State Scenic Highway | LTS | No |
| Visual Character | LTS | No |
| Light and Glare | LTS | No |
| 3.2 AGRICULTURAL AND FOREST RESOURCES | | |
| Conversion of FMMP Farmland | LTS | No |
| Existing Zoning or Williamson Act Land | SM | No |
| Other Changes Converting Farmland | LTS | No |
| 3.3 AIR QUALITY | | |
| 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 |
| Impacts to Sensitive Receptors | LTS | No |
| Objectionable Odors | LTS | No |
| 3.4 BIOLOGICAL RESOURCES | | |
| Critical Habitat, Sensitive Vegetation Communities and Jurisdictional Waters Including Wetlands and Riparian Habitat | SM | No |
| Special Status Species | SM | No |
| Wildlife Corridors | SM | No |
| Habitat Conservation Plans/Natural Community Conservation Plans or other Local Ordinances and Policies | SM | No |
| 3.5 CULTURAL RESOURCES | | |
| Archaeological Resources | SM | No |
| Human Remains | LTS | No |
| Historic Resources | SM | No |
| 3.6 GEOLOGY, SOILS, AND MINERAL RESOURCES | | |
| Faulting and Seismicity | LTS | No |
| Soil Erosion | LTS | No |
| Unstable Geologic Units | LTS | No |
| Expansive Soils | LTS | No |
| Septic Systems | LTS | No |
| Mineral Resources | LTS | No |

**Table 4.0-4
Summary of Environmental Significance Conclusions for the San Marcos General Plan**

| Environmental Resource Issue Area and Topic Analyzed | Program-Level Significance | Cumulatively Considerable? |
|--|-------------------------------|-------------------------------|
| 3.7 GREENHOUSE GAS EMISSIONS | | |
| Generation of GHG Emissions | SU | Yes |
| Conflict With An Applicable Plan, Policy, Or Regulation Adopted To Reduce Greenhouse Gas Emissions | LTS | No |
| 3.8 HAZARDS AND HAZARDOUS MATERIALS | | |
| Routine Use, Transportation, Disposal, and Release Of Hazardous Materials | SM | No |
| Hazardous Materials within 0.25 Mile of Schools | SM | No |
| Development on a Known Hazardous Materials Site | SM | No |
| Airport and Aircraft Hazards | LTS | No |
| Interference with an Adopted Emergency Plan | SM | No |
| Wildland Fire Hazards | SM | No |
| 3.9 HYDROLOGY AND WATER QUALITY | | |
| Water Resources | LTS | No |
| Watershed Protection/Water Quality | SM | No |
| Flooding and Inundation Hazards | LTS | No |
| Tsunami, Seiche, and Mudflow | LTS | No |
| 3.10 LAND USE AND PLANNING | | |
| Dividing an Established Community | LTS | No |
| Conflict with Existing Land Use Plans, Policies, and Regulations | SM | No |
| 3.11 NOISE | | |
| Compliance with Local and Applicable Noise Standards | SM | No |
| Groundborne Vibration or Noise | SM | No |
| Ambient Noise Levels | SM | No |
| Aircraft Noise | LTS | No |
| 3.12 PALEONTOLOGICAL RESOURCES | | |
| Paleontological Resource, Site, or Unique Geological Feature | LTS | No |
| 3.13 POPULATION AND HOUSING | | |
| Population Growth | LTS | No |
| Population and Housing Displacement | LTS | No |
| 3.14 PUBLIC SERVICES, UTILITIES, AND ENERGY | | |
| Fire Protection and Emergency Services | LTS | No |
| Police Protection | LTS | No |
| Schools | LTS | No |
| Libraries | LTS | No |
| Water and Wastewater Infrastructure | SM | No |
| Water Supply | SM | Yes |
| Wastewater Capacity | SM | No |
| Solid Waste | LTS | No |
| Stormwater Drainage Facilities | LTS | No |
| Energy Infrastructure | LTS | Yes |
| 3.15 RECREATION | | |
| Increased Use and Physical Deterioration of Recreational Resources | LTS | No |
| Construction or Expansion of Recreational Facilities | LTS | No |

**Table 4.0-4
Summary of Environmental Significance Conclusions for the San Marcos General Plan**

| Environmental Resource Issue Area and Topic Analyzed | Program-Level Significance | Cumulatively Considerable? |
|---|-------------------------------|-------------------------------|
| 3.16 TRANSPORTATION AND TRAFFIC | | |
| Establishing Measures of Effectiveness for the Circulation System Performance | SM | No |
| Congestion Management Program (CMP) Intersection Level Of Service (LOS) | LTS | No |
| Air Traffic Patterns | LTS | No |
| Roadway Design Hazards | LTS | No |
| Emergency Access | LTS | No |
| Public Transit, Bicycle, and Pedestrian Facilities | LTS | No |