

CHAPTER 6.0 – OTHER REQUIRED ANALYSIS FOR CEQA

6.1 Effects Found Not to be Significant

This section discusses resource and service issues for which the Project would not have an impact, as determined in the CEQA Initial Study and includes discussions related to agriculture, minerals, population and housing, and recreation. Those issues that were considered as part of the Initial Study discussion to have a less than significant impact have been analyzed separately in Chapter 4.0, *Environmental Impacts and Mitigation*, and are not included in the discussion that follows. The Initial Study was circulated with the project NOP, both of which have been appended to this EIR (see Appendix A for full text of the NOP).

6.1.1 Agricultural Resources

The Project impact footprint does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The Project impact footprint also does not contain Farmland of Local Importance and Grazing Land. As well, the surrounding area within a one-mile radius of the Project impact footprint would not contain Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Grazing Land. Therefore, no Prime Farmland, Unique Farmland or Farmland of Statewide or Local Importance would be converted to a non-agricultural use within the Project impact footprint or in the vicinity of the Project. No impact would occur.

The Project site is zoned S88 and S90, special purpose use designations that are not specifically agricultural zones. Additionally, the Project site and adjacent lands are not under a Williamson Act contract. Therefore, the Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

6.1.2 Mineral Resources

The Proposed Project involves the development of a construction aggregate facility, which would involve the extraction of aggregate materials for construction. The materials removed from the impact footprint would be used for the region's residents. Therefore, the Proposed Project would not result in the loss of availability of a known mineral resource of value to the region and residents of the state. No impact would occur.

The Project site and adjacent lands are zoned S88, S90 and SWF, none of which are identified as a County delineated mineral resource recovery site. Therefore, the Proposed Project would not result in the loss of availability of a locally important and designated mineral resource recovery site. No impact would occur.

6.1.3 Population and Housing

The Proposed Project would not induce substantial population growth because the Proposed Project does not include any physical or regulatory change that would remove a restriction to or encourage population growth in an area, including new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated

conversion of homes to commercial or multi-family use; or regulatory changes such as general plan amendments, specific plan amendments, or zone reclassifications. No impact would occur.

The Proposed Project would utilize water from the OWD. To do this, annexation into OWD and extension of water lines would be required. The EOMSP EIR addressed the annexation and extension to the Project impact footprint and concluded that the extension of services would not induce population growth. Therefore, the Proposed Project would not induce population growth in the Project area. No impact would occur.

The Proposed Project would not displace existing housing or substantial numbers of people because the Project impact footprint is currently vacant. Thus, the Proposed Project would not require the construction of replacement housing elsewhere to address such displacement. No impact would occur.

6.1.4 Recreation

The Proposed Project does not include any residential use, which would typically offer the potential for increased use of existing parks and recreational facilities in the vicinity of the Proposed Project. For this reason, the Proposed Project would not present or accelerate the opportunity for substantial physical deterioration of any parks or recreational facilities in the region. In addition, because the Proposed Project does not include residential use, construction or expansion of existing recreational facilities would not be required, and there would be no adverse physical effects from such construction/expansion. No impact would occur.

6.1.5 Energy

Operation of the Proposed Project would require the use of electricity for the processing plant machines, truck scale, office buildings, maintenance shop, and site lighting. The Proposed Project would also require electricity for the conveyance, treatment, and distribution of water to the site. Electricity would be provided to the Project site via a tie-in to existing SDG&E electrical lines that run diagonally through the Project site. Electricity usage for the Proposed Project would total 3,996,092 kWh per year, which represents 0.02 percent of SDG&E's total usage of 19,168,703,721 kWh in 2016. The Proposed Project would also require the use of natural gas for the hot mix drum burner and hot oil heater operations at the HMA plant. Natural gas would be provided to the Project site via tie-ins to an existing pipeline that runs parallel to the western impact footprint boundary just inside the Project impact footprint. Natural gas usage for the Proposed Project would total 2,062,640 therms per year, which represents 0.4 percent of SDG&E's total natural gas usage of 472,764,467 therms in 2016. Mining and processing operations are inherently energy consuming and equipment choices for the processes that are required are limited. The project would incorporate design measures, such as the use of metal halide lighting, to operate as efficiently as possible while maintaining profitability. The use of electricity and natural gas is a necessary component for the Proposed Project to achieve its goal of meeting local aggregate demand (and thus reducing VMT and associated energy usage, as discussed below).

Mining operations, including the use of off road heavy equipment for site preparation and extraction and haul trucks for the import of materials and export of aggregate product, would require the consumption of petroleum products, such as diesel fuel and gasoline, which are

non-renewable resources. Diesel fuel and gasoline would also be required for the use of worker commute vehicles to and from the project site. Objectives of the Proposed Project include securing a long-term, dependable source of high quality aggregate located close to high development areas in order to feasibly supply these areas. The close and reliable source of aggregate would reduce the County's reliance on imported aggregates, thereby decreasing VMT and associated petroleum product use.

Based on the discussions above, the Project would not result in the wasteful, inefficient, or unnecessary use of electricity, natural gas, or transportation fuels during its operation nor would it place a significant demand on electricity, natural gas, or transportation fuel supplies or require a substantial amount of additional capacity.

SANDAG's 2050 Regional Transportation Plan (RTP) contains the Sustainable Communities Strategy (SCS) for the region. The SCS, required by SB 375, provides goals and policies aimed at reducing VMT and GHG emissions through integrated land use and transportation strategies. In addition, the County's General Plan Conservation and Open Space Element contains policies and goals for reducing energy, including the following:

- Reduce vehicle trips generated, gasoline/energy consumption, and GHG emissions (Policy COS-14.1)
- Reduce non-renewable electrical and natural gas energy consumption and generation (Goal COS-18).

Because the Proposed Project would introduce a local supply of aggregate, it would result in a decrease in import haul truck trips and a subsequent reduction in VMT and fuel use. Electricity and natural gas required for the Project's operation would be used as necessary and not in a wasteful manner. Energy efficiency features, such as metal halide lighting, would be implemented to minimize energy use. As such, the Proposed Project would not conflict with an applicable energy plan or policy. No impact would occur.

6.2 Growth-inducing Impacts

This section describes the potential for the Proposed Project to induce additional development within and beyond the East Otay Mesa area. As stated in State CEQA Guidelines Section 15126(d), whether or not a project may be growth inducing must be discussed in an EIR. The question to be asked is whether or not a "project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." Included are projects that would remove obstacles to population growth. The CEQA Guidelines further state that "[i]t must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment" (Section 15126.2(d)).

With respect to growth inducement within the boundaries of the EOMSP area, the EOMSP Final EIR, which has been incorporated by reference into this EIR, concluded that implementation of the EOMSP itself would not be growth inducing. The extension of infrastructure into the Specific Plan area was not considered growth inducing, because the EOMSP area is located on the very edge of developable land in the County, and is constrained by topography, inaccessibility and the

presence of existing development and designated open space. The EOMSP Final EIR stated that “few areas are left in the vicinity of East Otay Mesa where additional growth could occur.”

Furthermore, the planned increase in the number of new jobs envisioned in the EOMSP also was not considered to be growth inducing because the additional employment and consequent demand for housing had already been included in regional growth forecasts, and adequate new housing developments were already planned or proposed.

As to growth inducement within the boundaries of the EOMSP area, a major objective of the original EOMSP was to “promote a well-organized international industrial... district in East Otay Mesa to attract and accommodate forecasted growth.” As described above, the Proposed Project would consist of a construction aggregate extraction operation involving phased recovery of rock resources, materials processing (primary and secondary plants), a concrete batch plant, a cement-treated base (CTB) plant, an asphalt batch plant, recycling of asphalt and concrete products, extension of an existing access road, annexation to the OWD, connection of Project facilities to an existing water line, and reclamation of each area of the impact footprint as extraction is completed. The Proposed Project would fulfill the intent of the EOMSP by accommodating an industrial use within the East Otay Mesa area under a MUP, while mitigating for impacts to sensitive biological and other resources.

Annexation to OWD’s Improvement District 7 and extension of water to the Project site were proposed and addressed in the EOMSP Final EIR and were found not to be growth inducing. The increased production of construction aggregate resulting from the Proposed Project would contribute to satisfying existing and ongoing demand from the San Diego area construction industry, and also would not be expected to induce unanticipated growth. Overall, the Proposed Project would be considered consistent with the EOMSP, and therefore, not growth inducing.