



**NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING
FOR AN ENVIRONMENTAL IMPACT REPORT
GENERAL PLAN SUPPLEMENTAL EIR**

To all interested parties:

NOTICE IS HEREBY GIVEN that a Supplemental Environmental Impact Report (SEIR) is being prepared for the project described below. On Wednesday, May 31, 2017, the City of La Mesa will hold an Open House and Public Scoping Meeting between 6:00 p.m. and 8:00 p.m. in the Council Chambers located in the La Mesa City Hall, 8130 Allison Avenue, La Mesa, California. The purpose of the meeting is to give the public an opportunity to provide comments and suggestions on the scope of the SEIR. Additional information on the Climate Action Plan is available at the City's website: <http://cityoflamesa.com/1302/17377/Climate-Action-Plan>

Climate Action Plan (City of La Mesa) – The City of La Mesa is proposing to adopt a certified Climate Action Plan in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15183.5 Tiering and Streamlining the Analysis of Greenhouse Gas Emissions. On July 9, 2013, the City of La Mesa adopted the City's General Plan Update and certified the Final Program Environmental Impact Report (PEIR), which assessed the potential environmental impacts of implementing the General Plan Update, including potential impacts related to greenhouse gas (GHG) emissions. The Program EIR identified a mitigation measure that called for the adoption of a Climate Action Plan designed to reach specified GHG reduction targets.

The City of La Mesa is the lead agency for environmental review and must evaluate the potentially significant environmental effects of the proposed project. The General Plan Supplemental Environmental Impact Report (SEIR) will provide updated information necessary to make the General Plan Final EIR adequate to address the City's Climate Action Plan.

This Notice of Preparation (NOP) is being circulated pursuant to California Resources Code Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on (1) the proposed scope and content of the environmental information to be included in the EIR; (2) possible mitigation measures to reduce or avoid environmental impacts; (3) alternatives that should be considered that would reduce or avoid environmental effects, and public agencies; (4) public and private groups, and individuals that the City should notice regarding the Climate Action Plan and Supplemental EIR.

A 30-day comment period is provided to return written comments to the City. *The comment period begins on May 11, 2017 and ends on June 12, 2017. All comments must be received by 5:00 PM on June 12, 2017 and be directed to:*

Chris Jacobs,
Senior Planner
City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942

REGIONAL SETTING

The City of La Mesa (City) is located in central San Diego County, approximately 12 miles east of downtown San Diego (Figure LD-1). The City is surrounded by the cities of San Diego to the west and north, El Cajon and the unincorporated communities of Mount Helix, Casa Del Oro, and Spring Valley to the east, and Lemon Grove to the south. Regional motor vehicle access is provided by Interstate 8 and State Routes 94 and 125. Regional transit access is provided by the Metropolitan Transit System light rail, Orange and Green lines and five bus routes. There are no public or private airports located within the City. La Mesa does fall within the Airport Influence Area (AIA) for two airports, which serve small aircraft. Gillespie Field and Montgomery Field are located respectively, six and 10 miles outside the City limits.

PLANNING AREA

The planning area for La Mesa encompasses the corporate city limits, approximately 9.2 square miles or 5,876 acres. The City's Sphere of Influence (SOI) is coterminous with the City limits.

PROJECT BACKGROUND AND DESCRIPTION

The La Mesa General Plan serves as a policy guide for determining the appropriate physical form and character of the City. The General Plan establishes the location and level of development that can occur within the City. Because La Mesa is largely developed, most new development will come in the form of private sector investment in infill areas focused along the transit corridors and in the vicinity of the light rail stations. Future development and redevelopment of these areas will provide a variety of residential and non-residential uses to support the anticipated population growth of the region. This SEIR will analyze the environmental effects of implementation of the City's Climate Action Plan in conjunction with the 2035 General Plan horizon year.

The City is committed to its role in adopting policies to reduce GHG emissions and improve public health. The City has a history of implementing sustainability within the community in various ways such as urban walking trails, the Safe Routes to School Program, a City fleet of hybrid vehicles, the Farmer's Market, transit-oriented developments, and the rehabilitation of existing buildings. On April 10, 2007, the City Council adopted Resolution No. 2007-039 endorsing the U.S. Mayors Climate Protection Agreement. In 2013, the City, in collaboration with SANDAG and SDG&E, developed an Energy Management Plan, or "Energy Roadmap". The Energy Roadmap provides a framework for La Mesa to identify ways to save energy in government operations and in the community, resulting in municipal cost savings and environmental benefits. The Energy Roadmap identifies measures that the City could include in the City's Climate Action Plan.

CEQA Guidelines Section 15183.5, states that cities may analyze and mitigate the significant effects of GHG emissions at a programmatic level, such as a general plan or separate plan to reduce GHG emissions. (See plan elements outlined in CEQA Section 15183.5). In July 2013, the City Council adopted the La Mesa Centennial General Plan and certified the final Environmental Impact Report (EIR), which included a mitigation measure to develop and adopt a Climate Action Plan. EIR Mitigation Measure GHG-1 provides that the City develop and adopt a Climate Action Plan.

In June 2015, a draft 2020 Climate Action Plan was presented to the Planning Commission. The Planning Commission directed staff to conduct additional community outreach to gain insight on the community's position on potential measures to mitigate climate change. The City conducted additional public outreach through a survey and the City's Connect La Mesa Block Party in

November 2015. The City received significant input from the public.

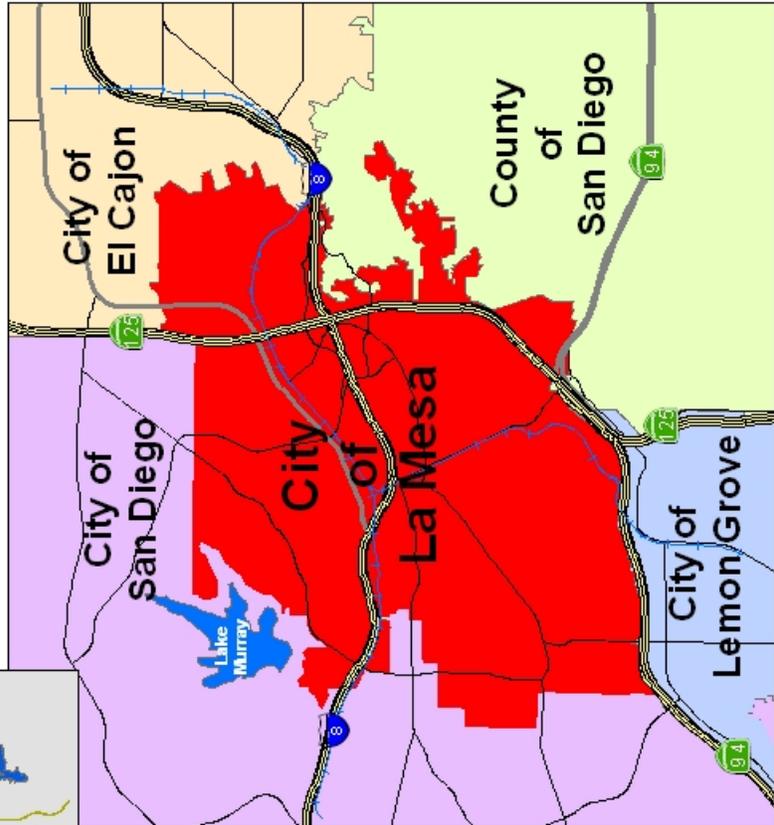
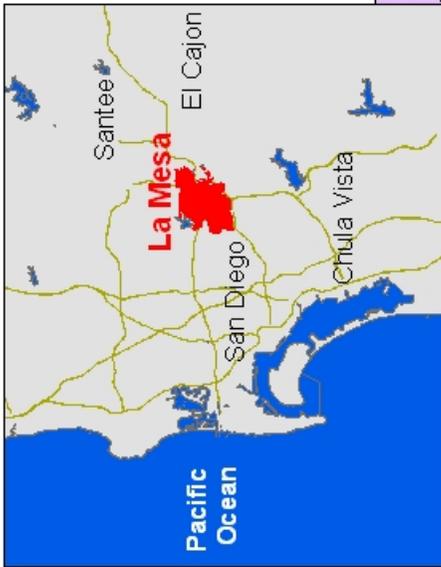
In March 2016, the City Council approved additional funds to revise the Climate Action Plan to consider the following additions:

- Project community-wide emissions through a 2035 horizon year. Provide revised emissions inventory that includes 2035 business-as-usual forecast calculations and supporting assumptions. 2035 would align with future land use change assumptions presented in the Project Description of the 2012 Centennial General Plan EIR. The projection of emissions to this future year will allow the City to compare local emissions and reduction targets to longer-term state-wide target years.
- Project community-wide emissions through a 2035 horizon year to align with buildout of the City's General Plan and demographic growth estimates included in SANDAG's Regional Transportation Plan (RTP).
- Estimate state-wide reductions through the 2035 horizon year in order to demonstrate progress towards the City's new 2035 emissions target. Develop assumptions in order to estimate the reduction benefits of state-wide measures beyond 2020 through the 2035 horizon year because the California Air Resources Board has only provided quantified state-wide reduction estimates through the AB 32 target year of 2020.
- Develop new reduction measures as well as identify any measures that could be made mandatory in order to increase their long-term reduction potential.

The City Council approved Resolutions 2016-016 and 2016-017 authorizing an amended contract to include the preparation of business as usual emissions, the collection of demographic data, collection and analysis of Vehicle Miles Traveled data, calculating and reviewing forecasts, quantifying 2035 statewide and local reduction strategies, and preparing potential enforceable measures for review and consideration.

In December 2016, the City developed a scope of work with the San Diego Association of Governments (SANDAG) and its consultant, University of San Diego, Energy Policy Initiatives Center (EPIC), for services to the City to prepare a Cost-Benefit Analysis of the proposed measures.

City of La Mesa's Location in San Diego County



GENERAL PLAN

VICINITY MAP

Legend

- San Diego Region
- City of La Mesa
- City of San Diego
- City of El Cajon
- City of Lemon Grove
- County of San Diego
- Oceans / Lakes
- Freeways
- Highways
- Light Rail Transit
- Major Road



Data Sources:
 SanGIS
 City of La Mesa

Figure LD-1

PURPOSE AND OBJECTIVES OF THE CLIMATE ACTION PLAN

The CAP is being developed in response to State legislation and policies that are aimed at reducing statewide GHG emissions. This includes Executive Order (EO) S-3-05, which recommends a 2050 statewide GHG reduction target of 80 percent below 1990 levels; SB 32, which requires a 2030 statewide GHG reduction target of 40 percent below 1990 levels; and AB 32, which tasked the California Air Resources Board (ARB) with developing a Climate Change Scoping Plan to establish an interim target to achieve 1990 levels of GHG emissions by 2020 and provide a path for local governments to contribute their fair share of the GHG reductions necessary to achieve the target. The CAP will include measures and actions to reduce current community emissions from the City of La Mesa in proportion to the State's goals.

To achieve these objectives, the CAP will:

- Include a summary of baseline GHG emissions and the potential growth of these emissions over time;
- Identify GHG emissions reduction targets and goals to reduce the City's contribution to climate change; and,
- Identify and evaluate strategies, measures, and actions consistent with statewide GHG reduction targets and goals.

The CAP will also be used for future project-specific environmental documents by being prepared consistent with the tiering and streamlining provisions of Section 15183.5 of the CEQA Guidelines. The SEIR will provide the appropriate level of environmental review to allow future projects to tier from and streamline their analysis of GHG emissions pursuant to CEQA Guidelines Section 15183.5(b)(2).

As part of CAP evaluation, the CAP strategies, measures, and actions will be assessed and monitored. Reporting on the status of the actions, periodic updates to the GHG emissions inventory, and other monitoring activities will provide the mechanisms to ensure that the City is making progress towards the CAP's stated goals.

The CAP will also include provisions for how the City's operations contribute their fair share of GHG reductions through local actions and operations, consistent with the General Plan. The CAP will include a summary of baseline GHG emissions from City operations and potential growth of these emissions to 2035. The CAP will identify strategies, measures, and actions to reduce GHG emissions from City operations.

It is anticipated the CAP will consider GHG reduction strategies for the following sectors:

- Energy
- Transportation and Land Use
- Water
- Solid Waste
- Green Infrastructure

IMPLEMENTATION PROGRAM

As with any long-term plan, the CAP will be based on numerous assumptions and the best data available at the time of its preparation. However, land use change assumptions, emission reductions, technology, and other important elements of the CAP will change over time and, as such, the CAP will need to be monitored and may need to be revised periodically to ensure the City is on target to achieve the reduction target. Five-year updates may be appropriate. The CAP will need to be updated to accurately reflect La Mesa's role in climate change planning as the State further implements its own emissions reduction actions, when new data becomes available for analysis, and as additional emissions reduction technologies and strategies are developed.

It is likely that the State will continue to develop actions and programs that will support achievement of its 2050 statewide reduction target, such as development and implementation of more aggressive energy efficiency improvement programs envisioned as part of SB 350. The City will continue to monitor the State's efforts designed to achieve its long-term 2050 reduction target. Should additional statewide actions be developed, or existing actions enhanced, that would have local application to La Mesa, then the City will analyze their local reduction potential and incorporate those reductions into future CAP updates. Statewide or regional agencies may provide guidance on how to estimate the local effect of these new or enhanced statewide actions. Alternatively, the City could learn how to assess this new information from neighboring jurisdictions as they pursue CAP updates of their own.

The uncertainty regarding the future impact of statewide actions is only one of several variables that could influence the City's ability to achieve its longer-term target. New technologies that further reduce energy or transportation-related emissions (e.g., more efficient appliance standards, fuel-efficient vehicles) may be developed after the City's near-term 2020 target year. Further, existing technologies may also become more effective or financially viable, which could accelerate their purchase and use within the community. One example is the cost and ubiquity of solar photovoltaic panels, which have experienced exponential market growth during the last few decades. To that end, increased residential and commercial renewable energy deployment could be a large source of future emissions reductions, when compared to current conventional grid-sourced energy resources.

Additional local CAP measures and longer-term (e.g., 2050) reduction targets may also be developed during future plan updates. Regular emissions inventory updates will be the best predictor of future target achievement, and will help the City to identify emissions sectors that need additional attention. They will also help to demonstrate that the City remains on a trajectory consistent with the State's 2050 emissions reduction goal.

Similarly, future emissions levels are based on numerous growth estimates, including future year population and employment levels envisioned in the General Plan. If the City grows faster than anticipated in the emissions inventories or more slowly than anticipated, an update may be appropriate. All of these uncertainties illustrate the need for regular monitoring and revisions to the CAP, the City's emissions inventories, and reduction strategies.

ENVIRONMENTAL PROCEDURES

This NOP for the proposed project will be submitted to the State Clearinghouse, which will forward it to potential Responsible Agencies and Trustee Agencies. Other interested parties that may have permit authority or have specifically requested notification of the project will also receive a copy of the NOP.

After the 30-day review period for the NOP is complete and all comments are received, a Draft

Supplemental Environmental Impact Report (DSEIR) will be completed in accordance with CEQA, as amended (Public Resources Code, Section 21000 et seq.) and the State Guidelines for Implementation of CEQA (California Code of Regulations, Section 15000 et seq.). Once the DSEIR is completed, it will be made available for public review and comment. Copies of the DSEIR will be mailed directly to those agencies commenting on the NOP.

CEQA Requirements

The California Environmental Quality Act (CEQA) requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

The CAP is a comprehensive plan for the City to identify the strategies, measures, and actions that would need to be undertaken to reduce GHG emissions, consistent with legislative requirements. With regard to the modifications to the mitigation measures in the certified PEIR (Mitigation Measures GHG-1), CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR covering the project for which a subsequent discretionary action is required. CEQA Guidelines, Sections 15162(a) and 15163, state that when an EIR has been certified for a project, no subsequent or supplement to an EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or

alternative; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15163 states that a lead agency may choose to prepare a supplement to the EIR rather than a subsequent EIR if changes proposed would meet the conditions described in Section 15162 and only minor additions and changes would be necessary to make the previous EIR adequate. This document will address whether the CAP and proposed changes to Mitigation Measure GHG-1 adopted in the GPU PEIR would result in any new or substantially more severe environmental impacts than those previously evaluated in the certified GPU PEIR.

PROBABLE ENVIRONMENTAL EFFECTS

The existing General Plan PEIR comprehensively addresses impacts associated with implementing the General Plan through the City's planning horizon. The SEIR would provide information additional to the analysis presented in the existing PEIR so that the SEIR, when combined with the PEIR, would address the addition of the CAP. At this time, the City anticipates that the SEIR would focus on the following areas where additional information may be necessary:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Paleontological Resources
- Population and Housing
- Public Services, Utilities, and Energy
- Transportation and Traffic

The City does not anticipate that there would be new or increased impacts associated with these topics, only that additional information could be helpful to ensure the analysis and reporting in the SEIR is current.

NOTICE OF SCOPING MEETING

The City will hold a public scoping meeting to obtain information regarding the content and scope of the EIR. This scoping meeting will take place on Wednesday, May 31, 2017 from 6:00 PM to 8:00 PM at City Hall (8130 Allison Avenue) in the City Council Chambers. All public agencies, organizations, and interested parties are encouraged to attend and participate at this meeting.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning Commission meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Human Resources Manager, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or rfreeman@ci.la-mesa.ca.us.

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

All interested citizens are invited to attend and participate in this public meeting. Any questions regarding this notice should be directed to Chris Jacobs in the Community Development Department at (619) 667-1188.

CHRIS JACOBS
Senior Planner

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