

**CITY OF LA MESA
COMMUNITY DEVELOPMENT DEPARTMENT
MITIGATED NEGATIVE DECLARATION**

Project Title: Westmont of La Mesa Assisted Living and Memory Care Facility

Lead Agency Name and Address:

City of La Mesa
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Contact Person / Phone Number: Chris Jacobs, Senior Planner, City of La Mesa, 619-667-1188

Project Location: The proposed residential care project is located on an approximately 3.3-acre portion of the Briercrest Park site, a vacant graded property at the northeast corner of State Route 125 and Murray Drive. The project site is addressed as 9000 Murray Drive in the City of La Mesa in San Diego County (**Attachments A and B**).

La Mesa General Plan Land Use Designation: Recreation Uses – Neighborhood Park
Grossmont Specific Plan land use Designation: Site 29

Applicant Names and Addresses: Westmont Development LP, c/o Kailina Kunert at Lenity Architecture (503-399-1090), 3150 Kettle Court SE, Salem, OR 97301

Zoning: RIS-G (Suburban Residential/Grossmont Specific Plan Overlay)

Assessor Parcel Number: 490-390-25-00

Project Description:

A request by Westmont Development LP to lease a portion of the Briercrest Park site from the City of La Mesa for a State licensed residential care facility including assisted living and memory care. In order to implement this project, the applicant has applied for a Conditional Use Permit, Special Permit, and Design Review to construct a (approximately) 124,000 square foot building with accessory structures. The facility will consist of one building with 113 suites with 123 beds for assisted living and 27 suites with 32 beds for memory care patients. The building will be three stories in height with a covered entry and sensory garden courtyard within the building envelope. The first floor will include an entrance foyer and common living room area, assisted living suites, memory care suites, dining room, kitchen, offices, theater/chapel, and interior exercise pool and gym area. The second floor will include assisted living suites, a sitting room, a covered patio, laundry and storage rooms, corridors, stairs and elevators. The third floor will include assisted living suites, sitting area, storage area, corridors, elevators and stairs. Site improvements will include a lawn activity area, landscaping, site lighting, trash enclosure and parking. Additional park-dedicated parking and walking paths will be constructed to serve the public park and create connections between the park and the project. Access to the property will be provided by a driveway proposed from Murray Drive.

The site is designated by the La Mesa General Plan for "Recreation Uses: Neighborhood Park" and is zoned R1S-G (Suburban Residential/Grossmont Specific Plan Overlay). The Grossmont Specific Plan identifies the subject property as a portion of Site 29. City of La Mesa Case File Numbers are: Conditional Use Permit CUP-16-04, Special Permit 16-04 and Design Review DRB 16-09.

COMMUNITY DEVELOPMENT DEPARTMENT DETERMINATION:

On the basis of the initial environmental study prepared for the project, it has been determined that this proposal does not have the potential to create adverse impacts to the environment due to mitigation measures which reduce potentially significant adverse impacts to below a level of significance by the following mitigation measures:

NOI-1: Demonstrate that the project will have interior noise levels that meet the noise standards of the City of La Mesa and State of California. Specific recommendations for interior noise control include but are not limited to fresh air ventilation and enhanced glazing. Minimum sound ratings of STC 50 for walls and STC 50 and ICC 50 for floor/ceiling assemblies must be met at the proposed development. Evidence from an acoustical engineer shall be submitted with the building permit plans verifying compliance.

NOI-2: Landscaping activity must be limited to the acceptable hours of operation outlined in the City of La Mesa Municipal Code (activity prohibited between 7 p.m. and 7 a.m. during Pacific Standard Time and between 8 p.m. and 7 a.m. during Pacific Daylight Savings Time.)

NOI-3: Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g. mufflers, silencers, wraps).

NOI-4: Construction operations and related activities shall comply with the operational hours outlined in the City of Noise Ordinance (activity prohibited between 10 p.m. and 7 a.m. and on Sundays).

NOI-5: Construction equipment shall not be idled for extended periods of time in the vicinity of noise-sensitive receivers.

NOI-6: Fixed and/or stationary construction equipment (e.g. generators, compressors, rock crushers, cement mixers) shall be located as far as possible from noise-sensitive receivers.

NOI-7: All impact tools shall be shrouded or shielded, and all intake and exhaust ports on powered constructed equipment shall be muffled or shielded.

The Mitigation, Monitoring and Reporting Program is shown on **Attachment C**.



6-8-16

Chris Jacobs, Senior Planner
Community Development Department, City of La Mesa

Notice of Intent to Adopt a Mitigated Negative Declaration

To: ___ Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) CITY OF LA MESA
Community Development Dept.
8130 Allison Avenue
La Mesa, CA 91941
(619) 667-1177

X Attn. County Clerk
County of San Diego
1600 Pacific Highway
San Diego, CA 92101

FILED
Ernest J. Brannen, Jr., Recorder County Clerk

JUN 08 2016
BY Amber Stevens
DEPUTY

Filing of a Notice of Intent to Adopt a Negative Declaration is in compliance with Section 15072 of the California Code of Regulations Title 14, Chapter 3.

A Draft ___ Negative Declaration X Mitigated Negative Declaration has been prepared by the City of La Mesa Community Development Department for the project listed below:

Project Title: Westmont of La Mesa Assisted Living and Memory Care Facility

Applicant's Name and Address: Westmont Development, LP c/o Kalina Kunert at Lenity Architecture (503-399-1090), 3150 Kettle Court SE, Salem, OR 97301

Project Location (include APN): The proposed residential care project is located on an approximately 3.3-acre portion of the Briercrest Park site, a vacant graded property at the northeast corner of State Route 125 and Murray Drive. The project site is addressed as 9000 Murray Drive in the City of La Mesa in San Diego County. Assessor's Parcel Number: 490-390-25.

Project Description (include general plan land use designation and zoning):

A request by Westmont Development LP to lease a portion of the Briercrest Park site from the City of La Mesa for a State licensed residential care facility including assisted living and memory care. In order to implement this project, the applicant has applied for a Conditional Use Permit, Special Permit, and Design Review to construct an approximately 124,000 square foot building with accessory structures. The facility will consist of one building with 113 suites with 123 beds for assisted living and 27 suites with 32 beds for memory care patients. The building will be three stories in height with a covered entry and sensory garden courtyard within the building envelope. The first floor will include an entrance foyer and common living room area, assisted living suites, memory care suites, dining room, kitchen, offices, theater/chapel, and interior exercise pool and gym area. The second floor will include assisted living suites, a sitting room, a covered patio, laundry and storage rooms, corridors, stairs and elevators. The third floor will include assisted living, a sitting area, storage area, corridors, elevators and stairs. Site improvements will include a lawn activity area, landscaping, site lighting, trash enclosure and parking. Additional park-dedicated parking and walking paths will be constructed to serve the public park and create connections between the park and the project. Access to the property will be provided by a driveway proposed from Murray Drive.

The site is designated by the La Mesa General Plan for "Recreation Uses: Neighborhood Park" and is zoned R1S-G (Suburban Residential/Grossmont Specific Plan Overlay). The Grossmont Specific Plan identifies the subject property as a portion of Site 29. City of La Mesa Case File Numbers are: Conditional Use Permit CUP-16-04, Special Permit 16-04 and Design Review DRB 16-09.

On Wednesday, July 6, 2016, the La Mesa Planning Commission will hold a public hearing at 7:00 p.m. in the Council Chambers located in the La Mesa City Hall, 8130 Allison Avenue, La Mesa, California to consider the project.

The City has completed an initial environmental study for this proposal. It has been determined that this proposal does not have the potential to create significant adverse impacts to the environment due to mitigation measures which reduce potentially significant impacts to below a level of significance in accordance with the California Environmental Quality Act (CEQA). Thus, a Mitigated Negative Declaration will be presented to the City Council for approval subsequent to public review and comment. The draft Mitigated Negative Declaration, Initial Study and supporting documents may be reviewed or purchased for the cost of reproduction during

Environmental Initial Study
Westmont of La Mesa Assisted Living and Memory Care Facility
City of La Mesa, County of San Diego, CA

Lead Agency:

City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942
619-667-1188
Contact: Chris Jacobs

June 2016

Project Title:	Westmont of La Mesa Assisted Living and Memory Care Facility
Lead Agency Name and Address:	City of La Mesa Community Development Department Planning Division 8130 Allison Avenue La Mesa, CA 91942
Lead Agency Contact Person and Phone Number:	Chris Jacobs, Senior Planner, 619-667-1188
Project Location: (Address and/or general location description)	Vacant property at the northeast corner of Murray Drive and SR-125, addressed as 9000 Murray Drive, City of La Mesa, California 91942, County of San Diego
Applicant's Name and Address:	Westmont Development, LP c/o Kalina Kunert at Lenity Architecture, 503-399-1090 3150 Kettle Court, SE Salem, OR 97301
General Plan Land Use Designation:	Recreation Uses – Neighborhood Park
Grossmont Specific Plan:	Portion of Site 29
Zoning:	R1S-G (Suburban Residential / Grossmont Specific Plan Overlay)
Assessor Parcel Number:	490-390-25
Project Description:	A request by Westmont Development LP to lease a portion of the Briercrest Park site from the City of La Mesa for a State licensed residential care facility including assisted living and memory care. In order to implement this project, the applicant has applied for a Conditional Use Permit, Special Permit, and Design Review to construct a 124,000 square foot building with accessory structures. The facility will consist of one building with 113 suites with 123 beds for assisted living and 27 suites with 32 beds for memory care patients. The building will be three stories in height with a covered entry and sensory garden courtyard within the building envelope. The first floor will include an entrance foyer and common living room area, assisted living suites, memory care suites, dining room, kitchen, offices, theater/chapel, and interior exercise pool and gym area. The second floor will include assisted living suites, a sitting room, a covered patio, laundry and storage rooms, corridors, stairs and elevators. The third floor will include assisted living suites, sitting area, storage area, corridors, elevators and stairs. Site improvements will include a lawn activity area, landscaping, site lighting, trash enclosure and parking. Additional park-dedicated parking and walking paths will be constructed to serve the public park and create connections between the park and the project. Access to the property will be provided by a

	<p>driveway proposed from Murray Drive.</p> <p>The site is designated by the La Mesa General Plan for "Recreation Uses: Neighborhood Park" and is zoned R1S-G (Suburban Residential/Grossmont Specific Plan Overlay). The Grossmont Specific Plan identifies the subject property as a portion of Site 29. City of La Mesa Case File Numbers are: Conditional Use Permit CUP-16-04, Special Permit 16-04 and Design Review DRB 16-09.</p>
Surrounding Land Uses:	
North:	Herrick Community Health Library, Briercrest Park, Wakarusa Street and Grossmont Healthcare District Uses
South:	Murray Drive, Interstate 8 and SR-125 northbound on ramp
East:	Briercrest Park, Wakarusa Street, residential land uses
West:	State Route 125, Grossmont Center Regional Mall, and Grossmont Healthcare District Uses
Site Features and Setting:	<p>The subject property is an irregularly shaped parcel of land that is part of the Briercrest park site, located north of Murray Drive and east of State Route 125. Wakarusa Street defines the northern and eastern edges of the overall park property, with a mix of residential and institutional uses beyond. A medical library is located to the north of the subject property. The property was graded to its current elevations as part of a previous grading operation to establish the existing pads. As a result of this grading, the topography of the project area is characterized by a single level area for the future residential care facility and related parking. Elevations across the site to support the proposed residential care facility and related parking are approximately 650 feet above mean sea level with minor slopes along the perimeters of these pads. Along Murray Drive, an existing geogrid retaining wall was installed in recent years to support the pad created for the residential care facility.</p>
Other Agencies Whose Approval is Required:	N/A



ENVIRONMENTAL INITIAL STUDY

The Environmental Review Checklist below is used by staff to evaluate whether a Project has the potential to cause significant environmental impacts. The purpose of the checklist is to assist in the determination of whether an Environmental Impact Report (EIR) should be prepared for the Project. If it is determined that no EIR is needed to identify potential environmental impacts from a Project, a Negative Declaration will be adopted. A Negative Declaration does not mean that a Project will have no effect; it is documentation that a Project will not have the potential to cause "significant" environmental impacts that need a complete EIR to properly evaluate. Once the proper level of environmental analysis has been established utilizing the checklist below, the Project itself will be evaluated based upon a separate analysis of compliance with ordinances, policies, standards, and required findings established for review of the Project by the City.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
<i>Would the Project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No impact.** Vistas and panoramic views are identified in the City's Urban Design Program. The Urban Design Program describes vistas as occurring along streets, corridors, or groves that open on to scenic views. The proposed care facility will be sited above Murray Drive, near the State Route 125 which includes a segment designated as a scenic highway further to the south of the subject property. The project uses and activities would occur within enclosed buildings, with incidental activities occurring outdoors. The outdoor activities would have no impact upon the function of the highway corridor. The development would not create a significant adverse impact on the SR-125 due to topographic differences, setbacks, and project landscape and architectural amenities. There would be no impact to scenic vistas along the street and highway corridors.
- b) **No impact.** The subject property was previously used as an athletic field and has since been graded to establish the building pads for development purposes. After the completion

of grading, the site was used as a construction staging area for many months. The proposed care facility project would not substantially damage scenic resources such as natural features or historic buildings within a scenic highway because no such features exist on the site.

A segment of State Route 125 that passes through the project area further south is designated a state scenic highway. The Scenic Preservation Overlay Zone, which surrounds the scenic highway segment to the south of the subject property, contains supplemental development standards to ensure the preservation of natural scenic resources. No impact would occur.

- c) **No impact.** See sections I.a and I.b) above. The project is subject to review and approval by the City of La Mesa Design Review Board and City Council, which will review the project for conformance with the City's Urban Design Program. No adverse aesthetic impact would occur.
- d) **No impact.** The proposed project will include exterior building lighting and site lighting to illuminate the parking lot and walking paths. Outdoor lighting is required to be located and arranged in a manner consistent with City ordinance requirements, to promote public safety, and also minimize unnecessary light and glare effects to the surrounding community. Therefore, impacts related to light and glare are less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forest Resources. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.</i> Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-e) **No impact.** The City of La Mesa is comprised of urbanized and suburban neighborhoods designated for residential and commercial uses, and contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The City has no agricultural zoning designations and no Williamson Act Contract lands. There are no forest lands or timber resources within the City. There are no farmland areas or sites designated for agricultural use nor are there any nearby agricultural sites that could be affected by the project. No impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a) **No impact.** Air quality plans applicable to the San Diego Air Basin (SDAB) include the San Diego Regional Air Quality Strategy (RAQS) and applicable portions of the State

Implementation Plan (SIP). The RAQS outlines the San Diego County Air Pollution Control District's (APCD) plans and control measures designed to attain the state air quality standards for ozone (O₃). The APCD also has developed the SDAB's input to the SIP, which is required under the federal Clean Air Act for areas that are classified as non-attainment areas. Non-attainment areas are those that do not meet the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) for a particular pollutant. The SDAB is currently classified as a non-attainment area under CAAQS for O₃ and respirable particulate matter (PM₁₀ and PM_{2.5}), and for O₃ (eight-hour) and PM_{2.5} under NAAQS. The RAQS and SIP rely on information from the California Air Resources Board (CARB) and the San Diego Association of Governments (SANDAG), including mobile and area source emissions, as well as information regarding projected growth in the County, to project future emissions and then determine from that the strategies necessary for the reduction of emissions through regulatory controls. The CARB mobile source emission and SANDAG growth projections are based on population and vehicle trends and land use plans developed by cities and the County. As such, projects that propose development consistent with growth anticipated by applicable general plans would be consistent with the RAQS and SIP. The subject use is consistent with applicable land use plans including the City of La Mesa General Plan and La Mesa Municipal Code zoning ordinances. Project development would, therefore, not conflict with or obstruct the implementation of the RAQS or SIP, and a less than significant impact would occur.

- b) **Less than significant.** In general, air quality impacts are the result of emissions from motor vehicles and short-term construction associated with development projects. During Project construction, emissions associated with fugitive dust, heavy construction equipment and construction personnel commuting to and from the site would be generated for approximately 14 months during the site preparation and construction phases of the Project. The amount of fugitive dust generated during construction activities would be minimal because development of the proposed Project would result in normal construction emissions that alone would not be sufficient to cause a violation of air quality standards. The City's standard grading requirements serve to minimize fugitive dust and air pollutant emissions during the temporary construction period. Operational emissions generated by the Project would mainly be attributed to Project-generated traffic. The proposed Project has been accounted for in the City's General Plan and applicable regional air quality plans (see response III.a), above. Furthermore, the proposed Project consists of a State licensed residential care facility including assisted living and memory care that is not anticipated to result in substantial new emissions. A less than significant impact would occur.
- c) **No impact.** See response III.a), above. Projects that propose development consistent with growth anticipated by applicable general plans were considered in, and therefore are consistent with, the RAQS and SIP. The existing use is consistent with applicable land use plans including the City of La Mesa General Plan, Parks Master Plan and La Mesa Municipal Code zoning ordinances. Therefore, development of the Project site has been accounted for in these region-wide air quality plans. A less than cumulatively considerable impact would occur.
- d) **Less than Significant Impact.** Sensitive receptors in the Project vicinity include single family residential and non-residential development, such as the Grossmont Healthcare District facilities to the north. Interstate 8 is located to the south and State Route 125 to the west. The Project, consisting of development of a State licensed residential care facility including assisted living and memory care, would not generate substantial additional pollutant concentrations beyond those already occurring, and anticipated to occur in the area. Existing pollutants in the vicinity include traffic emissions on surrounding surface streets and the Interstate 8 and State Route 125. Sensitive receptors would not be exposed

to substantial pollutant concentrations because to topographic differences and distance from freeway travel lanes, the proposed siting of the building and HVAC systems, and location of outdoor use areas. A less than significant impact would occur.

- e) **Less than Significant Impact.** The Project consists of development of a State licensed residential care facility including assisted living and memory care and would not include uses that would be considered sources of nuisance odors during either construction or use of the site because odors would be contained. The project will not introduce any new use that would generate new objectionable odors. The project site is separated from surrounding residential development by streets and major highways. However, hazardous materials handling and management is required by the County Department of Environmental Health. Approval of the facility operations is required prior to issuance of building permits and certificates of occupancy. Therefore, potential odor impacts would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
<i>Would the Project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) **No Impact.** The City of La Mesa Habitat Conservation Plan (also referred to as the City of La Mesa Sub-area of the Multiple Species Conservation Plan [MSCP]) vegetation mapping identifies coastal sage scrub as the only sensitive natural habitat within the City limits. No habitat for listed species or protected habitat are present or expected to occur in the proposed development footprint area. The site is a previously graded and disturbed site that was recently used as a construction staging area. The site is not located within an MSCP Multi-Habitat Planning Area or Core Biological Resource Area. Therefore, no impact would occur.

b) **No Impact.** The proposed development site is disturbed. No listed species or protected habitat is expected to occur on the site. Furthermore, due to the urbanized nature of the neighborhood, the site would not be considered a sensitive biological resource. The proposed project would not have the potential to create a substantial adverse effect on riparian habitat or other sensitive natural community because the site was previously graded. Therefore, no impact would occur.

c) **No Impact.** In Section 404 of the Clean Water Act, wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system meaning the kind of soils that form, the plants that grow and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the general public. Some examples of these are vernal pools (pools that form in the spring rains but are dry at other times of the year), playas (areas at the bottom of undrained desert basins that are sometimes covered with water) and prairie potholes.

The Project site is disturbed and graded. This area has not been classified as wetlands; no jurisdictional delineation has been conducted in this area. Construction of the Project would not result in a substantial adverse effect on a wetland. Therefore, no impact would occur.

d) **No Impact.** The MSCP does not identify any wildlife movement corridors on or within the vicinity of the Project site. The site is not located within a wildlife corridor or near a wildlife nursery site. Therefore, no impact would occur.

e) **No Impact.** Apart from the City of La Mesa Habitat Conservation Plan, the only City document that addresses biological resources is the Conservation and Open Space Element of the La Mesa General Plan, which contains specific policies and objectives for preserving biological resources. As there are no threatened or protected biological resources on the Project site, the Project would not conflict with any of the policies

contained in the MSCP or the Open Space Element of the City of La Mesa General Plan. The site was previously graded and disturbed having been used as a construction staging area. No trees exist on the development site. No impact would occur.

- f) **No Impact.** There are no other applicable conservation plans in addition to those listed in a) and e) above. No impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
<i>Would the Project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** This project is a residential care facility on a previously graded parcel. There are no structures on the site and the site is not on the City of La Mesa Historic Resources Inventory or within a designated historic district. The project will not cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5. Therefore no impact to historical resources is anticipated.
- b) **No Impact.** The site is not known to have, or suspected to yield, archaeological resources. The proposed project includes minor grading and earthwork to level the site. Impacts to archeological resources are not expected to occur due to the depth of excavation proposed on the previously disturbed and developed site. Therefore, no impact would occur.
- c) **No Impact.** The site is not known to have, or suspected to yield, paleontological resources. The proposed project includes minor grading and earthwork to level the site. Impacts to paleontological resources are not expected to occur due to the depth of excavation proposed on the previously disturbed and developed site. Therefore, no impact would occur.
- d) **No Impact.** There are no known human remains on the subject property and there is no record of use of the property as a cemetery or burial ground. Therefore, no impact would occur.
- e) **No Impact.** There are no known tribal cultural resources on the subject property and there is no record of use of the property by tribes. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Geology and Soils.				
<i>Would the Project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) i) **No impact.** Although the City is located within a seismically active region, no active or potentially active faults are known to exist on the site or within City limits and the site is not situated within an Alquist-Priolo Earthquake Fault Zone (CA Department of Conservation 2007). Therefore, no impact would occur.
- ii) **Less than significant impact.** As is the case in all southern California, Some risk of earthquake does occur at the Project site. The closest known active faults to the site are the Rose Canyon Fault and Newport-Inglewood Fault, located approximately 10 miles west of the site. The site is subject to moderate to severe ground shaking in the event of a major earthquake on any of the referenced faults or other faults in Southern California. With respect to seismic shaking, the site is considered comparable to the surrounding developed area. However the Seismic design of the project structures should be evaluated in accordance with the California Building Code (CBC) guidelines adopted by

the City of La Mesa. With implementation of building and other applicable development codes, a less than significant impact would occur.

- iii) **No impact.** The lack of shallow groundwater and the dense nature of the underlying Stadium Conglomerate present a very low risk of liquefaction at the Project site. Liquefaction typically occurs when a site is located in a zone with seismic activity, onsite soils are cohesion-less, groundwater is encountered within 50 feet of the surface, and soil densities are less than about 70 percent of the maximum dry densities. The potential for liquefaction at the site is considered to be negligible due to the dense formational material encountered, remedial grading to be conducted and lack of shallow groundwater condition. Therefore there is no impact.
- iv) **No impact.** The proposed project is a residential care facility consisting of assisted living care and memory care. The proposed development consists of a single three story building with accessory uses and structures. The property is underlain by dense Stadium Conglomerate formational material. No evidence of landslide deposits were encountered at the site during the geotechnical investigation prepared by GeoCon Incorporated, received by the City on April 29, 2016. There is no impact.
- b) **No impact.** The project will not result in substantial soil erosion or the loss of topsoil because the project features include storm water detention basins and ornamental landscaping installed in accordance with local and State requirements. According to the geotechnical investigation prepared by GeoCon Incorporated, received by the City on April 29, 2016, the site is underlain by undocumented fill that is unsuitable in its present condition and will require remedial grading where improvements are planned. There is no impact
- c) **No impact.** The site is not mapped in the vicinity of geologic hazards such as landslides, liquefaction areas, or faulting (CA Department of Conservation 2007). No evidence of landslide deposits were encountered at the site during the geotechnical investigation as stated in the report prepared by GeoCon Incorporated, received by the City on April 29, 2016. The potential for liquefaction at the site is considered to be negligible due to the dense formational material encountered, remedial grading recommended, and lack of a shallow groundwater condition. Furthermore, construction activities would be subject to review and approval of the Building Official and City Engineer. Therefore, no impact would occur.
- d) **Less than significant impact.** Expansive soils are generally high in clays or silts that shrink or swell with variation in moisture. Moisture occurs in a number of ways, including absorption from the air, rainfall, groundwater fluctuations, lawn watering, or broken water or sewer lines. Stadium Conglomerate soil generally consists of cobbles with a moderately cemented course-grained sandstone matrix and therefore have a low to medium expansion potential. The proposed Project would incorporate standard engineering techniques in accordance with the California Building Code and City Municipal Code to avoid adverse effects of expansive soils. With mandatory implementation of standard building requirements, on-site soils would be adequately stabilized to accommodate the proposed development. Furthermore, construction activities are subject to review and approval of the Building Official and City Engineer. Therefore, a less than significant impact would occur.
- e) **No impact.** The proposed project is the construction of an assisted living and memory care facility. No septic tanks or alternative wastewater disposal systems are proposed. Existing public sanitary systems are in place within the public right of way on Murray Drive south of the project site. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Greenhouse Gas Emissions.				
<i>Would the Project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** As discussed in Section 15064.4 of the State CEQA Guidelines, the determination of the significance of greenhouse gas (GHG) emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make good faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from the Project. Although the City of La Mesa has not yet set a goal, many other lead agencies have set a goal to reduce GHG emissions by a certain amount to demonstrate consistency with Assembly Bill 32 (AB 32). Different agencies and studies estimate different goals for reduction of emissions to achieve 1990 levels by the year 2020, as set forth in AB 32. Most local governments in California with adopted targets have targets of 15 to 25 percent reductions under 2005 levels by 2020.

In 2014, the City prepared a Greenhouse Gas Emissions Inventory, which summarizes greenhouse gas emissions for 2010, 2011 and 2012. The inventory identifies transportation and natural gas accounting for 30 percent and 18 percent, respectively, of greenhouse gas emissions, preceded by electricity (42 percent).

The principal source of emissions generated by the Project would come from traffic trips generated by the project. The estimated daily trip generation rate, derived from SANDAG's "Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region", for the assisted living facility is 2.5 trips per dwelling unit totaling 282.5 daily trips. The memory care facility daily trip generation rate is 3 trips per bed totaling 96 daily trips. The total daily trips for the 140 total dwelling units is 378.5 and the weighted trip generation rate for CalEEMod is 2.7 (Stantec, Westmont of La Mesa Greenhouse Gas Emissions Estimate, April 16, 2016).

Since the City has not adopted emission-based thresholds for GHG emissions under CEQA, the GHG analysis conducted for the proposed Project utilized guidance established by the County of San Diego in their *Guidelines for Determining Significance and Report Format and Content Requirements – Climate Change* (County 2013). If a proposed project exceeds the County's significance threshold for GHG emissions (2,500 metric tons [MT] of carbon dioxide equivalent [CO₂e] per year), then that project would be required to provide a full GHG emission analysis and implement emission reduction measures. This emission level is based on the number of vehicle trips, the typical energy and water use, and other factors associated with projects.

Greenhouse gas emissions estimated from Project construction and operation are shown as follows.

Construction and Operational Emissions (MT CO2e/year)	
Construction	
2017	513
2018	137
Total	650
Project Lifetime / Amortized over 20 years	32.5
Operational	
Area sources	88
Energy	242
Mobile (motor vehicles)	372
Waste	44
Water	59
Total Operation Emissions	804
Total Emissions	
Total Project Emissions	837
Source: Modeled by Stantec in 2016, using CalEEMod	

CalEEMod emission outputs, modeled by Stantec, are available under separate cover.

As shown in the table above, the annual emissions (amortized construction plus operations) associated with the project would be 837 MT CO2e per year. As with the 2,500-metric ton threshold tied to AB 32, the project would also not exceed the 900-metric ton threshold that uses the 2008 California Air Pollution Control Officers Association White Paper. The project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The impact is less than cumulatively considerable.

- b) **Less Than Significant Impact.** The City of La Mesa participates in the San Diego Regional Climate Protection Initiative. Applicable plans, policies and regulations either adopted or supported by the City of La Mesa include the 2010 California Green Building Standards, SANDAG Climate Action Strategy, and the U.S. Conference of Mayor's Climate Protection Agreement. The proposed Project makes use of infill development, and the facility will feature shuttle bus service to provide access to nearby services.

The City has not yet adopted a qualified plan, policy, or regulation to reduce GHG emissions. Therefore, the most applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions is AB 32, which codified the state's GHG emissions reduction

targets for the future. Executive Orders S3-05 and B30-15 are also policies for reducing GHG emissions. The County of San Diego has adopted a 2,500 MT CO₂e per year threshold that is being used as criteria for determining which projects require further analysis and mitigation under CEQA. As discussed above, construction-related GHG emissions would not exceed the 2,500 MT CO₂e per year threshold. Therefore, Project construction and operations would support implementation of AB 32 and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. This impact is considered less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Hazards and Hazardous Materials.				
<i>Would the Project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a-b) **Less Than Significant Impact.** Construction of the project would involve the transport, use and disposal of hazardous materials. Construction would involve fuels, lubricants and greases, solvents and other cleaning agents, and coatings including paints. All hazardous materials would be stored in containers clearly labeled per requirements of the State Occupational Safety and Health Administration and the US Department of Transportation. Consequently, use of these materials for their intended purpose and in accordance with applicable laws and regulations would not pose a significant risk to the public or environment. During project construction, the use of construction equipment would require oil and other hydrocarbons to be consumed. Potential spills may occur that would result in a significant hazard to the environment. However, a SWPPP would be prepared and implemented, in compliance with the requirements of the SWRCB Construction Permit (2010-0014-DWQ). The SWPPP would identify Best Management Practices (BMPs) for hazardous materials handling and controlling of runoff discharged from the site.

The project would generate some hazardous medical wastes such as needles requiring disposal or recycling. All hazardous wastes generated by the project would be transported by a certified hazardous materials hauler and disposed of or recycled at facilities permitted to recycle, treat, store, and/or dispose of hazardous materials by the California Department of Toxic Substances Control (DTSC) and the County Department of Environmental Health in accordance with all applicable laws and regulations. Therefore, project construction and operation would not create significant hazards to the public or the environment through routine use, transport, or disposal of hazardous materials, and impacts would be less than significant.

- c) **Less Than Significant Impact.** The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school because there are no schools in the project vicinity. The site is bounded by a neighborhood park, medical library land use, streets and freeways. The site has disturbed soil / undocumented fill across the property. The fill has not been imported on-site from off-site fill sources; therefore, any existing undocumented fill was likely generated from on-site material during previous grading operations. This disturbed soil/undocumented fill is not considered an environmental concern for the site. The Phase I Environmental Site Assessment prepared by GeoCon Incorporated received on April 29, 2016, did not identify recognized environmental conditions (RECs) or potential environmental concerns associated with the site or adjacent/nearby properties. On that basis, additional environmental assessment of the site does not appear to be warranted at this time. Therefore, a less than significant impact would occur.
- d) **No Impact.** Based on the Phase I Environmental Site Assessment prepared by GeoCon Incorporated received on April 29, 2016, there are no known or suspect recognized environmental conditions (RECs), historical RECs, controlled RECs, and de minimis environmental conditions on the subject property. Therefore no impact would occur.
- e) **No Impact.** The City of La Mesa is located approximately 7 miles southwest of Gillespie Field Airport, and approximately 11 miles southeast of the Montgomery Field Airport. Both airports are subject to Airport Land Use Compatibility Plans that promote compatibility between the airports and the land uses that surround them. The compatibility plans address four types of airport impacts: noise, safety, airspace protection and overflight. The airspace protection area flights are mapped at approximately 1,300 feet above mean sea level.

Therefore, no impact would result due to the project because the proposed height of the project is approximately 39 feet.

- f) **No Impact.** The only private airstrip near the project area is a heliport located at Grossmont Hospital. The project would not disturb the operation of the heliport, or result in a hazard for people in the project area due to the heliport. Therefore, no impact would occur.
- g) **Less Than Significant Impact.** The proposed Project would not interfere with the City's Emergency Plan, which provides a comprehensive emergency management system for response to natural and human-made disasters. Construction of the Project would not hinder access to the site or immediate environs by emergency vehicles because the construction phasing plan would be reviewed by the Fire Department. Project staging and equipment storage would occur on site in order to avoid hindering any access along Murray Drive. The Project also would not result in any long-term effects on emergency access, as existing intersections in the Project area would not be substantially affected by Project-generated traffic. Adequate emergency access would be provided to the site and additional measures required by the Fire Department as part of Project approval (if any) would further ensure that safety issues for the proposed Project have been addressed. During construction of the proposed Project, adequate emergency access would be maintained to existing development for access. Therefore, a less than significant impact would occur.
- h) **Less Than Significant Impact.** The Project site is located in a developed area surrounded by urban development. No large open space or wildland areas are located adjacent to the property. The Project would be required to comply with fire standards and regulations contained in the Uniform Fire Code and the La Mesa Municipal Code with respect to access, building material and design, building occupancy, adequate fire flows, hydrants, and fire sprinklers. Therefore, a less than significant impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hydrology And Water Quality.				
<i>Would the Project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hydrology And Water Quality.				
<i>Would the Project:</i>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) **Less Than Significant Impact.** The existing site is graded and relatively level, except along the south side where the site slopes down upwards of 10 feet to meet grade along Murray Drive. Approximately one-third of the site drains towards the north and the other two-thirds drains toward the south. There are existing temporary inlets onsite that capture and convey site storm water to existing underground storm drainage systems, one located at the northeast corner of the site and a second system located within Murray Drive. The proposed drainage condition would result in storm water generated by the proposed project, surface flowing to a storm drain conveyance network consisting of curb cuts, inlets and gutters. This network routes flows to bio-filtration basins where the water will be treated, detained, and then discharged into the existing storm drain network.

The operation of the project would not violate any water quality standards or waste discharge requirements because storm drain facilities are in place and would be improved with implementation of the project. The City of La Mesa is subject to a Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) permit issued to San Diego County, the Port of San Diego, and 18 cities (co-permittees) by the San Diego Regional Water Quality Control Board (Regional Board). This permit requires the development and implementation of a program addressing urban runoff pollution issues in development planning for public and private projects. The primary objectives of the urban

runoff program are to ensure that discharges from municipal urban runoff conveyance systems do not cause or contribute to a violation of water quality standards, to prohibit non-storm water discharges in urban runoff, and to reduce the discharge of pollutants from urban runoff conveyance systems to the maximum extent practicable. The project is subject to water quality standards or waste discharge requirements. Therefore, the project would not violate water quality standards or discharge requirements and the effect is less than significant.

b) **No Impact.** The project does not require the use of groundwater resources; there is no impact.

c-d) **No Impact.** Implementation of the project would not result in substantial changes to absorption rates, drainage patterns, or the rate and amount of surface water runoff as compared to existing pre-project conditions. Current drainage patterns have the site separated by a ridge line that runs east to west across the middle of the site. On the north half of the site, water sheet flows north until it is collected into an existing two feet grated drop inlet. This inlet is connected to the existing storm drain system that runs across the northeast corner of the site. The southern portion of the site drains to one of two low points located east and west of the entry from Murray Drive. The proposed drainage condition would result in storm water generated by the proposed project, surface flowing to a storm drain conveyance network consisting of curb cuts, inlets and gutters. This network routes flows to five bio-filtration basins where the water will be treated, detained, and then discharged into the existing storm drain network.

The proposed grading does not significantly alter the existing site topography or overall drainage patterns. The project will not discharge concentrated flows to Murray Drive. The additional runoff as a result of the project, due to increased impervious area is minimal and does not exceed the capacity of the existing downstream storm drain system (Kimley-Horn, Westmont La Mesa Assisted Living Drainage Report, April 2016). In addition, no stream or river courses would be altered by the project. No impact would occur.

e-f) **Less Than Significant Impact.** See IX.a) above. The project would not affect the capacity of the storm water drainage system because the project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The pervious and imperious areas have been calculated relative to the proposed drainage system.

Site Information	
Parcel Area	3.33 acres (145,055 square feet)
Area to be disturbed by the project	3.15 acres (137, 200 square feet)
Project proposed impervious area	2.13 acres (92,900 square feet)
Project proposed pervious area	1.02 acres (44,300 square feet)
Source: Kimley-Horn, Priority Development Project / Water Quality Technical Report for Westmont La Mesa Assisted Living, April 2016	

The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff due to the proposed design of the drainage filtration, retention and

conveyance system proposed in accordance with local and state development standards. The impact on storm water drainage runoff and water quality is less than significant.

g-j) **No Impact.** The Project site is not located within a 100-year floodplain, and does not propose the placement of any housing or other structures within the 100-year floodplain. Therefore, no impact would occur.

Although the Project site is approximately two miles southeast of Lake Murray, the Project site is not located downstream of the lake's dam. Therefore, the risk associated with inundation hazard due to flooding as a result of a failure of a levee or dam is considered low. Therefore, no impact would occur.

The Project site is not located near the ocean, or downstream of a large body of water, and therefore, there are no risks associated with inundation hazard due to seiche or tsunami. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Land Use and Planning.				
Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the Project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) **No Impact.** The Project site is located in an area within the City of La Mesa currently developed with residential and non-residential development. Construction of the proposed Project, therefore, would constitute infill development and would help maintain continuity within the existing neighborhood. In addition, no public roadways or other structures or facilities are proposed that would disrupt or divide physical arrangements of an established community. Therefore, the Project would not physically divide an established community, and no impact would occur.

b) **No Impact.** The proposed Project would not conflict with General Plan or zoning designations. The lease of a portion of the Briercrest Park site to construct a State licensed residential care facility and related structures is consistent with the City of La Mesa Parks Master Plan, which includes as a goal partnerships between different agencies/entities for development of the park as a "healing place for the body and soul". The subject property is also identified in the Grossmont Specific Plan (a portion of Site 29), which anticipated a development site adjacent to Murray Drive and State Route 125. The City of La Mesa General Plan designates the property for "Recreation Uses: Neighborhood Park". The

proposed development does not conflict with specific plan or master plan policies or the La Mesa General Plan. The project is consistent with the La Mesa Zoning Ordinance which permits residential care facilities licensed by the State of California, subject to approval of a conditional use permit by the Planning Commission. Based on these General Plan land use and zoning designations, the proposed Project would be consistent with and not be in conflict with the City of La Mesa General Plan and Zoning Ordinance. Therefore, no impact would occur.

- c) **No Impact.** The project would not conflict with applicable environmental plans, including the regional Multiple Species Conservation Program and the City of La Mesa Subarea Habitat Conservation Plan as described in section IV a)-f). The Project site is not located within or near any area proposed for preservation under these plans. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Mineral Resources.				
Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-b) **No Impact.** The City of La Mesa General Plan has not identified any important mineral resources and there are no known mineral resources of value located on the property. This project would not result in any increased loss of availability of mineral resources. Therefore, there is no impact to mineral resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Noise.				
Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-b) *Less than Significant Impact with mitigations incorporated.*

In March 2016, a Noise Impact Analysis was prepared by Eilar Associates, Inc. to assess noise impacts from nearby roadway traffic noise and to identify project features or requirements necessary to achieve exterior noise levels of 65 CNEL or less in outdoor activity areas and interior noise levels of 45 CNEL or less. The primary noise sources in the vicinity of the site include automobile and truck traffic noise from State Route 125, Interstate 8, Murray Drive and Wakarusa Street. No other noise sources are considered significant. The noise impact analysis recommends that the developer have an exterior to interior noise analysis be done by an acoustical consultant when building plans become available. Specific recommendations would be provided in the referenced supplemental study. Mitigation typically includes fresh air ventilation and enhanced glazing.

Summary of Mitigation

The following list summarizes the mitigation measures required at the project site to ensure that noise impacts to the project site and generated by uses at the project site will be less than significant:

NOI-1: Demonstrate that the project will have interior noise levels that meet the noise standards of the City of La Mesa and State of California. Specific recommendations for interior noise control include but are not limited to fresh air ventilation and enhanced glazing. Minimum sound ratings of STC 50 for walls and STC 50 and ICC 50 for floor/ceiling assemblies must be met at the proposed development. Evidence from an acoustical engineer shall be submitted with the building permit plans verifying compliance.

NOI-2: Landscaping activity must be limited to the acceptable hours of operation outlined in the City of La Mesa Municipal Code (activity prohibited between 7 p.m. and 7 a.m. during Pacific Standard Time and between 8 p.m. and 7 a.m. during Pacific Daylight Savings Time.)

NOI-3: Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g. mufflers, silencers, wraps).

NOI-4: Construction operations and related activities shall comply with the operational hours outlined in the City of Noise Ordinance (activity prohibited between 10 p.m. and 7 a.m. and on Sundays).

NOI-5: Construction equipment shall not be idled for extended periods of time in the vicinity of noise-sensitive receivers.

NOI-6: Fixed and/or stationary construction equipment (e.g. generators, compressors, rock crushers, cement mixers) shall be located as far as possible from noise-sensitive receivers.

NOI-7: All impact tools shall be shrouded or shielded, and all intake and exhaust ports on powered constructed equipment shall be muffled or shielded.

With the aforementioned mitigation measures in place, noise impacts to residents on the project site and to off-site receivers are expected to be controlled such that they will remain in compliance with City of La Mesa noise regulations and will be less than significant.

- c) ***Less than significant impact.*** The dominant current and future source of noise during the measurement was traffic noise from surrounding roadways, with most of the traffic noise coming from State Route 125 (Eilar Associates, Inc., Noise Impact Analysis, March 2016). The project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Therefore the impact is less than significant.
- d) ***Less than significant impacts with mitigations incorporated.*** The Noise Impact Analysis prepared by Eilar Associates, Inc. evaluated noise from future air conditioning units, delivery service, landscape maintenance and trash removal in addition to temporary construction equipment. Considering the noise levels of equipment, the maximum noise impact at the northeast property line is expected to be approximately 73 dBA, falling below the 75 dBA noise limit of the County of San Diego. As per City of La Mesa requirements, noise levels at outdoor use areas of the project site should be 65 CNEL or less. Therefore, the project will not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project because the temporary construction noise has been mitigated to a less than significant level. No mitigations are required for air conditioning, deliveries, landscaping and trash removal.
- e-f) ***No Impact.*** The subject property is not located within an airport land use plan, is not located within two miles of a public airport or public use airport, and is not within the vicinity of a private airstrip. The project site is located approximately 7 miles southwest of Gillespie Field Airport, and approximately 11 miles southeast of the Montgomery Field Airport. Both airports are subject to Airport Land Use Compatibility Plans that promote compatibility between the airports and the land uses that surround them. The project affects urban and developed areas of the City and would not introduce people to new airport noise.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Population and Housing.				
<i>Would the Project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** The proposed Project would not directly or indirectly induce population growth, as it is a vacant site that would be developed as a residential care facility within the City of La Mesa. Construction of the new facility would not result in substantial growth inducement because: (1) no obstacles to population growth would be removed, such as provision of an essential public service or access to a previously inaccessible area; (2) the Project would not induce further growth through the expansion or extension of existing services, utilities, or infrastructure, as the Project site is located in a development area currently served by existing infrastructure and surrounded by development; and (3) the proposed Project is consistent with the existing land use and zoning designations of the site. Thus, the proposed Project would be considered in-fill development within an existing urban area. No impact would occur.
- b) **No Impact.** The Project proposes development of a new residential care facility. The Project does not involve displacing any existing residential development. Therefore, no impact regarding displacement of housing would occur.
- c) **No Impact.** The Project proposes development of a new residential care facility on a vacant property and would not result in the displacement of any people or residences. The site is vacant and its development would not necessitate the construction of replacement housing elsewhere. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Public Services.				
<i>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:</i>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** The Project site is located in a developed neighborhood currently served by existing public services, including fire protection. The Heartland Fire and Rescue Department provides fire protection and emergency medical services to the City and would provide such services associated with the proposed Project. The Fire Department operates out of three stations: Station No. 11, located at 8034 Allison Avenue (approximately 2.1 miles away [driving distance]); Station No. 12, located at 8844 Dallas Street (approximately 1.5 miles away [driving distance]); and Station No. 13, located at 9110 Grossmont Boulevard (approximately 1.0 miles away [driving distance]). Implementation of the Project would result in an increase in demand for fire protection and emergency medical services; however, buildout of the Project site at an intensity consistent with the Project proposal has been anticipated in the City's General Plan and Parks Master Plan and related long-term emergency services planning efforts. Therefore, a less than significant impact would occur.
- b) **Less Than Significant Impact.** Police protection services are provided by the La Mesa Police Department, which operates out of the La Mesa Police Station at 8085 University Avenue (approximately 2.1 miles away [driving distance]). Implementation of the proposed Project would not result in substantial adverse physical impacts related to police protection services. Buildout of the Project site at an intensity consistent with the Project proposal has been anticipated in the City's General Plan and related long-term emergency services planning efforts. Therefore, a less than significant impact would occur.
- c) **No Impact.** Development of a new residential care facility would not generate additional students to be served by local school districts. Therefore, no impact would occur.
- d) **No Impact.** Maintenance of public facilities and demand for other governmental services (i.e., public parks, libraries, child care centers, utility systems) would not incrementally increase due to Project development. Therefore the project would not increase the need for new parks in the area because the General Plan anticipated this development. No impact would occur.
- e) **No Impact.** See response XIV.d), above.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Recreation.				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** As part of the implementation of the Parks Master Plan, a portion of the Briercrest Park site located immediately adjacent to the proposed residential care facility is being used as a neighborhood park with new facilities to serve surrounding residents. The residential care facility is designed to have direct access to the park facilities and provide a proper interface between these uses. On-site recreational facilities will be provided to serve the residential care facility, including private gardens with walking paths and a swimming pool. Therefore, the proposed project will not significantly increase the demand for the adjacent neighborhood park facilities.

The existing park system consists of 14 local parks and several additional public recreational facilities. According to the Conservation and Open Space element of the La Mesa General Plan, the ratio of parkland within the City should be one Neighborhood Park (3-7 acres) per 5,000 residents, and one Community Park (15-30 acres) per 20,000 residents. In order to provide parkland at these ratios, the City charges park fees to offset the cost of park development due to new residential development in the City.

- b) **No Impact.** See response XIV.d above. Maintenance of public facilities and demand for other governmental services such as parks would not be impacted because the project was planned as part of the Parks Master Plan. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Transportation/Traffic.				
<i>Would the Project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) **No impact.** The proposed project features walking paths, van service and parking for vehicles and bikes. According to regional trip generation estimates prepared by the San Diego Association of Governments (SANDAG), a congregate care facility generates 2.5 trips per dwelling unit, while a convalescent/nursing facility generates 3 trips per bed. With 113 assisted living units and a 27 unit memory care facility, the project would result in a total trip generation of 363.5 average daily trips per day. This is derived by taking 113 assisted living units x 2.5 trips/dwelling resulting in 282.5 or 283 trips for the assisted living component, plus 27 beds x 3 trips/bed resulting in 81 trips for the memory care component. Murray Drive is classified as a major collector in the Circulation Element of the La Mesa General Plan, with a target capacity of 25,000 average trips per day. Murray Drive currently generates less than 10,000 average trips per day in the vicinity of the subject property. Therefore, the street has capacity to absorb traffic generated from the project would not result conflict with Circulation Element policies of the La Mesa General Plan.

In terms of parking, the proposed development will provide 68 parking spaces plus a shuttle van service for seniors who do not drive. Since the building generates a demand for 31

spaces from residents (1 parking stall for every 5 persons x 155 persons) and 12 spaces for office use (1 parking space for every 300 square feet of office x 3,400 square feet) there is sufficient parking available to serve the facility and therefore no adverse parking impact.

- b) **No Impact.** The project would not impede any component of the transportation system (including roadways, transit, air, or pedestrian facilities) or emergency access. The project would have no impact in regard congestion management programs, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. No impact would occur.
- c) **No Impact.** The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The closest airports to the Project site are County of San Diego-owned Gillespie Field in El Cajon, located approximately seven miles northeast of the Project site, and Montgomery Field, located approximately 11 miles northwest of the Project site. The Project site is not located within the Airport Influence Area for Gillespie Field (ALUC 2010a). The Project site is identified as falling within Review Area 2 of the Airport Influence Area for Montgomery Field, and within the Part 77 (Federal Aviation Regulations) Airspace Protection Area (ALUC 2010b). However, the site is outside of Montgomery Field's Federal Aviation Administration Height Notification Boundary. The latitude and longitude of the subject site is 32° 46' 49.3824" N / 117° 0' 10.3752" W and requires filing with the Federal Aviation Administration, in accordance with Code of Federal Regulations Title 14, Part 77.9. Notice must be filed with the FAA at least 45 days prior to construction.

The Project does not propose any features that would otherwise affect air travel. Therefore, no impact would occur.

- d) **No Impact.** The Project would not include the construction of any hazards (e.g., sharp curves or dangerous intersections), and would not result in incompatible uses with the surrounding developed area. Therefore, no impact would occur.
- e) **Less Than Significant Impact.** Construction of the proposed Project would not hinder access to the site or immediate environs by emergency vehicles. A Traffic Control Plan would be required by the City for all work in the Murray Drive right-of-way (sidewalks, approaches, driveways, utilities, etc.). Staging areas and equipment storage would occur on site so that access would be maintained along Murray Drive. The Project also would not result in long-term effects on emergency access. The Fire Department has accepted the Project driveway design for emergency vehicle access. Any additional measures such as signage or painted curbs, required by the City Engineering Department and/or Fire Department as part of Project approval, would further ensure that safety issues for the proposed Project have been addressed. Therefore, a less than significant impact related to emergency access would occur.
- f) **No Impact.** The Project site is located in an area developed with single-family residential, commercial and institutional uses. No transit facilities are located in the immediate Project vicinity; however, bus and trolley service is provided in the general area. Although the Project does not propose any changes to existing bus stops or transit routes, it does offer a shuttle service. Implementation of the Project would not conflict or interfere with policies contained in the Circulation Element of the La Mesa General Plan regarding alternative transportation modes. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Utilities and Service Systems.				
<i>Would the Project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** See discussion of Issue IX, *Water Quality and Hydrology*, above. The Project is required to comply with the requirements of the City, subject to review and approval by the City Engineer. The Project is also required to comply with the requirements of the applicable municipal stormwater permits issued by the Regional Water Quality Control Board (RWQCB). Therefore, a less than significant impact would occur.
- b) **Less Than Significant Impact.** The Project site is located within a developed area currently served by existing utilities and utility infrastructure. Project development would be consistent with levels anticipated in the City's General Plan. It would not require the construction or expansion of water or wastewater treatment facilities. Therefore, a less than significant impact would occur.
- c) **Less Than Significant Impact.** See discussion of Issue IX, *Water Quality and Hydrology*, above. Storm water discharges the site in an existing storm drain conveyance network at two locations: one on the north side of the property and one on the south side of the property at Murray Drive. The north conveyance network consists of an existing 30 inch pipe

flowing east to west. The south conveyance network consists of an existing 24 inch pipe flowing south to an existing point of connection in Murray Drive. Both conveyance systems drain toward the west and eventually discharge to the San Diego River which outlets at the Pacific Ocean.

Storm water facilities are proposed to adequately capture, convey, and contain post-development runoff quantities and volumes from the site. Therefore, a less than significant impact would occur.

- d) **Less Than Significant Impact.** The Helix Water District provides residential water service to the City of La Mesa. Project development would not require access to new supplies of water or the construction of new water treatment or storage facilities. Therefore, a less than significant impact would occur.
- e) **Less Than Significant Impact.** Refer to response XVI.b), above.
- f) **Less Than Significant Impact.** Solid waste disposal and recycling services in the City of La Mesa are contracted through EDCO Disposal Corporation. Solid waste is transported to the EDCO Station, located approximately 2.5 miles to the west of the Project site at 8184 Commercial Street. The EDCO Station is a 4.1-acre large volume transfer and processing facility with a permitted capacity of 1,000 tons of solid waste per day (CalRecycle 2011). Trash is processed at this station and hauled to regional landfills. The Project would generate an incremental increased demand for solid waste disposal, which would be accommodated at the station and receiving landfills. As the Project is consistent with the existing General Plan land use designation, solid waste generation resulting from Project implementation has been anticipated in the City's General Plan and related long-term solid waste planning efforts. Therefore, a less than significant impact would occur.
- g) **No Impact.** Construction and maintenance of the Project would be required to conform to all applicable state and federal solid waste regulations. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Mandatory Findings Of Significance.				
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a) **No Impact.** Based on evaluation and discussions contained in this Initial Study, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history. Therefore, no impact would occur.
- b) **No Impact.** The project does not have the potential to incrementally contribute to cumulative impacts because it is not growth inducing and would not contribute to population growth. The project would be consistent with the General Plan because the subject property was anticipated to be a development site. The project would be subject to federal, state and local regulations to ensure that potential adverse impacts are minimized. Therefore, no cumulatively considerable impact would occur.
- c) **Less than Significant Impact.** As discussed in this Initial Study, the proposed project would result in less than significant impacts associated with air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, hydrology and water quality, public services, recreation, transportation/traffic and utilities and service systems. The project is consistent with the City's General Plan and would be subject to federal, state and local regulations. These regulations ensure that potentially adverse impacts are minimized. Therefore, the impact is less than significant.

Environmental Factors That Could Result in a Potentially Significant Impact

The environmental factors checked below would be potentially affected by this Project, involving a least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Mandatory Findings of Significance |

Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed Project could not have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. **A Mitigated Negative Declaration** will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an **Environmental Impact Report** is required.
- I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signed

Date


Chris Jacobs, Senior Planner

6-8-16

Attachments:

- A: Regional location map
- B: Project location map
- C: Mitigation, Monitoring and Reporting Program (MMRP)

References:*Technical Reports*

- April 2016 Kimley-Horn, Priority Development Project / Water Quality Technical Report for Westmont La Mesa Assisted Living.
- April 2016 Kimley-Horn, Westmont La Mesa Assisted Living Drainage Report
- April 2016 Geocon Incorporated, Geotechnical Investigation, Westmont of La Mesa
- April 2016 Eilar Associates, Inc., Noise Impact Analysis
- April 2016 Stantec, Westmont of La Mesa Greenhouse Gas Emissions Estimate
- April 2016 Geocon Incorporated, Phase I Environmental Site Assessment Report

California Air Pollution Control Officers Association (CAPCOA)

- 2008 CEQA and Climate Change. Available at: <http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>. January 2008.

California Department of Resources Recycling and Recovery (CalRecycle)

- 2011 Facility/Site Summary Details: EDCO Station (37-AA-0922). Available at: <http://www.calrecycle.ca.gov/swfacilities/directory/37-aa-0922/detail/>. October 4.

City of La Mesa (City)

- 1998 Subarea Habitat Conservation Plan/Natural Community Conservation Plan.
- 1994 Grossmont Specific Plan.
- 2005 La Mesa Municipal Code. As amended.
- 2012 General Plan.
- 2012 Parks Master Plan.

Federal Aviation Administration FAA Noticing Criteria Tool - <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp>

Institute of Traffic Engineers (ITE)

- 2012 Trip Generation Manual, 9th Edition

San Diego Association of Governments (SANDAG)

- 2013 Demographic & Socio Economics Estimates, La Mesa. Available at: <http://profilewarehouse.sandag.org/profiles/est/city9est.pdf>. February 26.

San Diego County Airport Land Use Commission (ALUC)

- 2010a Gillespie Field Airport Land Use Compatibility Plan. As amended December 20.
- 2010b Montgomery Field Airport Land Use Compatibility Plan. As amended December 20.

GENERAL PLAN

VICINITY MAP

Legend

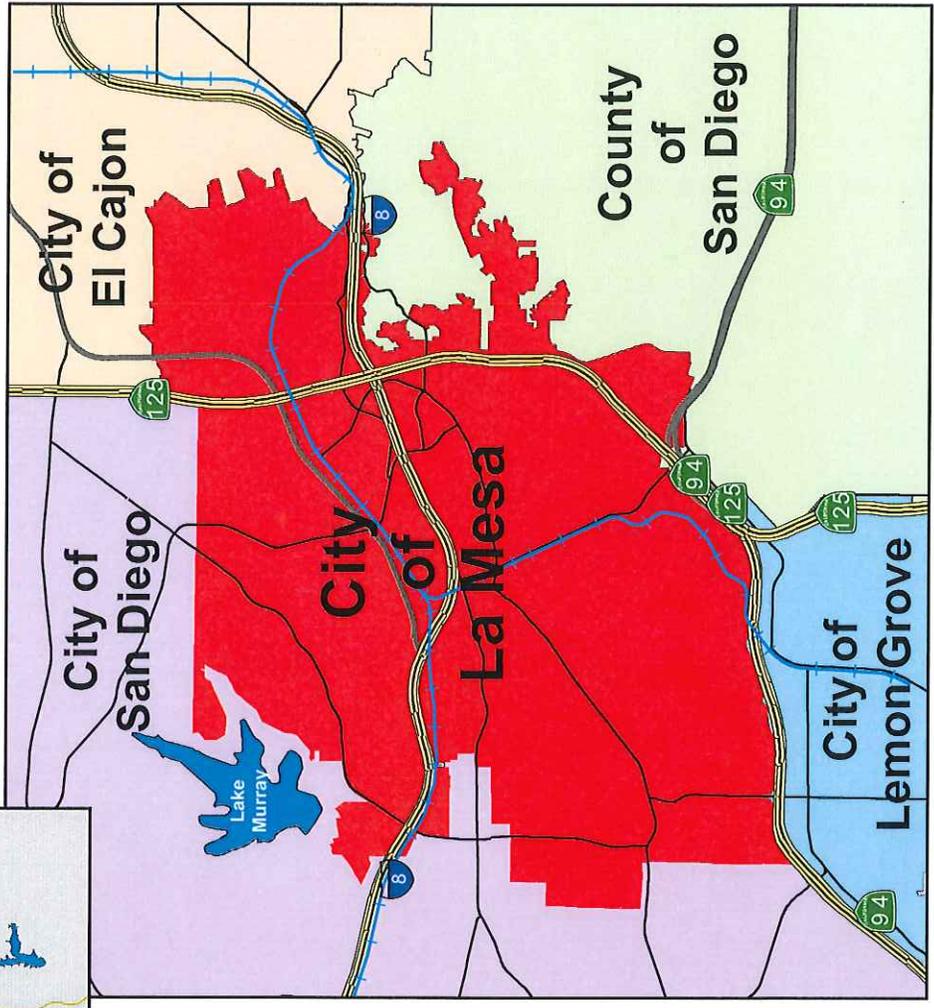
- San Diego Region
- City of La Mesa
- City of San Diego
- City of El Cajon
- City of Lemon Grove
- County of San Diego
- Oceans / Lakes
- Freeways
- Highways
- Light Rail Transit
- Major Road



Data Sources:
 SanGIS
 City of La Mesa

Figure LD-1

City of La Mesa's Location in San Diego County





CUP 16-04/ SP 16-04/ DRB 16-09
Condition Use Permit
Special Permit
Design Review

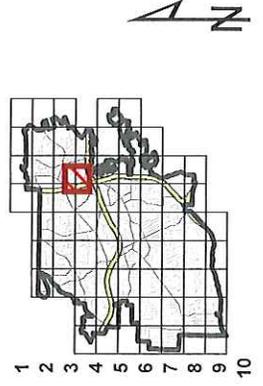
PROPERTY INFORMATION

Applicant	Westmont Development, LP
Site Address	9000 Murray Drive La Mesa, CA 91942
APN	490-390-25-00
Lot Size	3.338 acres
General Plan	Recreation Uses Neighborhood Park
Zoning	R1S-G Suburban Residential; Grossmont Specific Plan Overlay

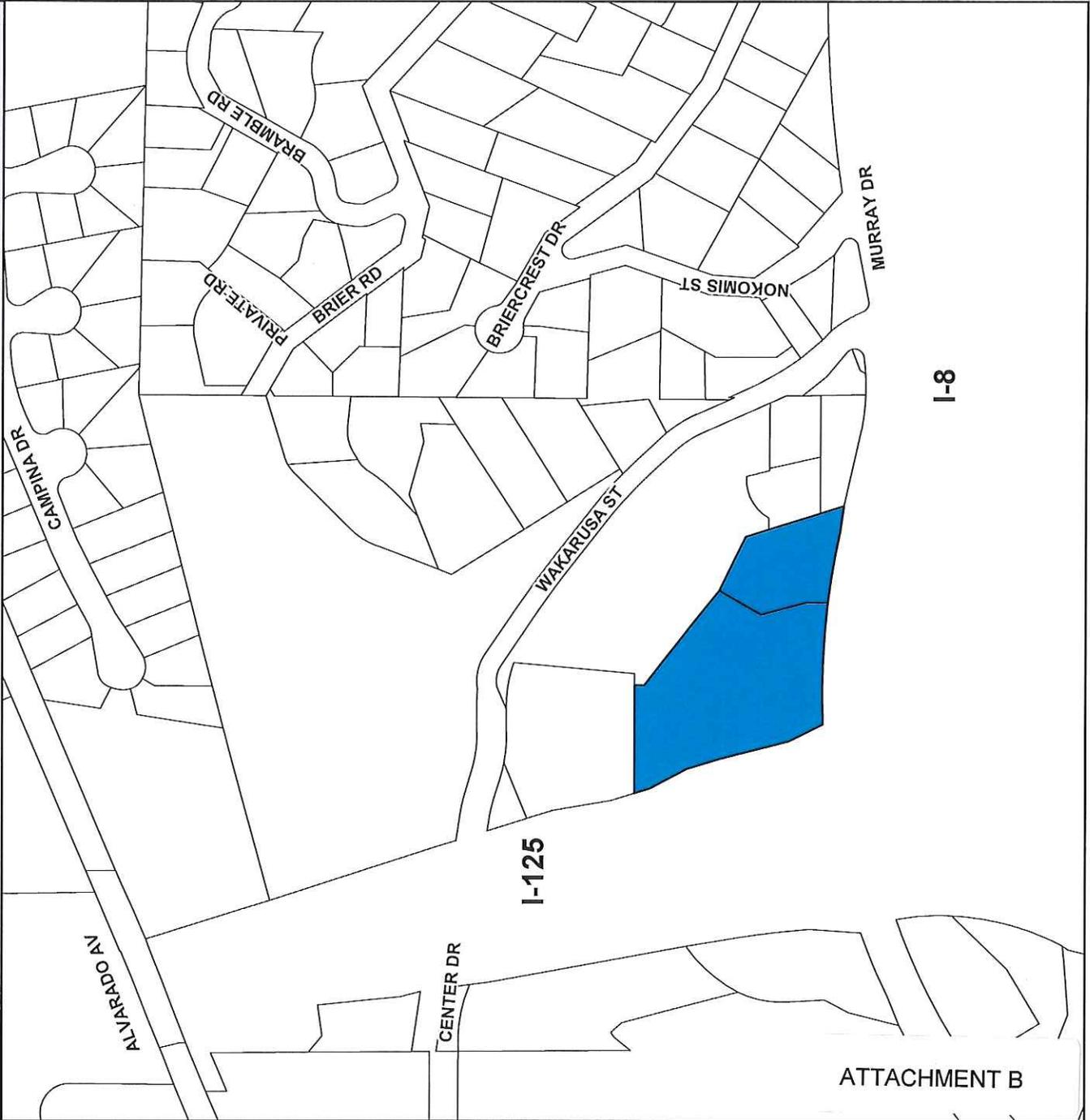


DATA SOURCES:
 City boundary, SanGIS, 2011
 Roads, SanGIS, 2011

A B C D E F G H I



Vicinity Map



I-8

ATTACHMENT B

**Westmont of La Mesa
Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program**

Mitigation Measures

Noise

The following list summarizes the mitigation measures required at the project site, addressed as 9000 Murray Drive, to ensure that noise impacts to the project site and generated by uses at the project site will be less than significant:

- | | |
|---------------|--|
| NOI-1: | Demonstrate that the project will have interior noise levels that meet the noise standards of the City of La Mesa and State of California. Specific recommendations for interior noise control include but are not limited to fresh air ventilation and enhanced glazing. Minimum sound ratings of STC 50 for walls and STC 50 and ICC 50 for floor/ceiling assemblies must be met at the proposed development. Evidence from an acoustical engineer shall be submitted with the building permit plans verifying compliance. |
| NOI-2: | Landscaping activity must be limited to the acceptable hours of operation outlined in the City of La Mesa Municipal Code (activity prohibited between 7 p.m. and 7 a.m. during Pacific Standard Time and between 8 p.m. and 7 a.m. during Pacific Daylight Savings Time.) |
| NOI-3: | Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g. mufflers, silencers, wraps). |
| NOI-4: | Construction operations and related activities shall comply with the operational hours outlined in the City of Noise Ordinance (activity prohibited between 10 p.m. and 7 a.m. and on Sundays). |
| NOI-5: | Construction equipment shall not be idled for extended periods of time in the vicinity of noise-sensitive receivers. |
| NOI-6: | Fixed and/or stationary construction equipment (e.g. generators, compressors, rock crushers, cement mixers) shall be located as far as possible from noise-sensitive receivers. |
| NOI-7: | All impact tools shall be shrouded or shielded, and all intake and exhaust ports on powered constructed equipment shall be muffled or shielded. |

The above-listed mitigation measures shall be included in all bidding documents provided to potential construction contractors.

Method of Verification:

Plan check and field inspection.

Timing of Verification:

Prior to the issuance of grading and building permits.

Responsible party:

City of La Mesa Community Development Department.
City of La Mesa Public Works Engineering Department

cwj

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