

APPENDIX B

La Mesa General Plan Environmental Impact Report
Executive Summary

**EXECUTIVE SUMMARY FOR
FINAL ENVIRONMENTAL IMPACT REPORT**

LA MESA 2012 GENERAL PLAN

State Clearinghouse # 2012061053

May 2013

Lead Agency:
City of La Mesa
8130 Allison Avenue
La Mesa, California 91942
(619) 667-1188

Consultants to City of La Mesa:
AECOM
1420 Kettner Boulevard, Suite 500
San Diego, CA 92101
(619) 233-1454

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
LIST OF ACRONYMS AND ABBREVIATIONS	ES-iii
EXECUTIVE SUMMARY	ES-1
ES.1 Project Summary.....	ES-1
ES.2 Project Location	ES-2
ES.3 Potential Areas of Controversy.....	ES-2
ES.4 Issues to Be Resolved	ES-2
ES.5 Summary of Environmental Impacts	ES-2
ES.6 Alternatives Analyzed.....	ES-4
ES.7 References.....	ES-22

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
Figure 2-1	Vicinity Map (Replicated from the General Plan EIR)	ES-21

LIST OF TABLES

<u>Table</u>		<u>Page</u>
Table ES-1	Summary of Environmental Significance Conclusions for the 2012 General Plan.....	ES-3
Table ES-2	Comparison of Impacts of Alternatives to the 2012 General Plan	ES-5
Table ES-3	Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan.....	ES-6

LIST OF ACRONYMS AND ABBREVIATIONS

ARB	California Air Resources Board
CAP	Climate Action Plan
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
City	City of La Mesa
CNEL	community noise equivalent level
CO	Carbon Monoxide
dBA	A-weighted decibels
EIR	Environmental Impact Report
GHG	Greenhouse Gas
I-8	Interstate 8
LOS	level of services
MTS	Metropolitan Transit System
PM	particulate matter
RAQS	Regional Air Quality Strategy
SANDAG	San Diego Association of Governments
SDAPCD	San Diego Air Pollution Control District
SIP	State Implementation Plan
SR	State Routes
TAC	toxic air contaminant

This page intentionally left blank.

EXECUTIVE SUMMARY

ES.1 PROJECT SUMMARY

The project analyzed in this Program Environmental Impact Report (EIR) is the adoption and implementation of the City of La Mesa 2012 General Plan. The EIR provides a program-level assessment of the general environmental impacts resulting from the development of land uses and implementation of policies established within the 2012 General Plan.

California state law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and any land outside of the city's boundaries that bears a relationship to its planning activities. A General Plan clarifies and articulates a city's intentions with respect to the expectations of residents and businesses and their long-term vision for the community. Through its General Plan, a city outlines its goals, policies, and standards to the public and private sectors for meeting community objectives. Since the General Plan is the constitution for all future development, any decision by a city affecting land use and development must be consistent with the General Plan. An action, program, or project would be considered consistent with the General Plan if, considering all of its aspects, it would further the objectives and policies set forth within the General Plan and not obstruct their attainment.

The City of La Mesa's General Plan was last updated in 1996. In 2010, the City of La Mesa (City) initiated a collaborative program to complete a comprehensive update of its General Plan. The General Plan provides a framework to accommodate most future growth through redevelopment, infill, and mixed-use development of the City's urban transit corridors. The 2012 General Plan continues to enable development of vacant or underutilized parcels throughout the City, consistent with land-use densities. In addition, the 2012 General Plan contains numerous policies designed to further environmental sustainability goals and reduce climate change and watershed/water quality impacts. The 2012 General Plan policies provide benefits for many sectors of the community, including transportation, open space, parks and recreation, provision of utilities and services, supporting commerce, cleaner air, cost savings, energy savings, and a "greener" community.

Based on expected population growth in the region, La Mesa anticipates an additional 10,386 people residing in the City by 2035, and an additional 3,145 housing units constructed over the same timeframe. Existing development capacity enabled by the planned land uses embodied in the 2012 General Plan can accommodate this future development without significantly increasing density.

ES.2 PROJECT LOCATION

The City is located in the central portion of San Diego County, approximately 12 miles east of downtown San Diego (Figure 2-1). The City is bounded by the City of San Diego to the west and north, the City of El Cajon and unincorporated areas of the county to the east, and the City of Lemon Grove to the south. Regional access to the City is provided by Interstate 8 (I-8) and State Routes (SR) 94 and 125. Access to and from the City is also provided by the Orange and Green Lines of the Metropolitan Transit System (MTS) trolley and five bus routes that connect La Mesa to the regional transit services. No public or private airports are located within City boundaries; however, Gillespie Field and Montgomery Field are located 6 and 10 miles outside of the City limits, respectively.

The planning area for La Mesa encompasses the corporate City limits of approximately 9 square miles. The City's Sphere of Influence is coterminous with the City limits.

ES.3 POTENTIAL AREAS OF CONTROVERSY

The State California Environmental Quality Act (CEQA) Guidelines require that potential areas of controversy be identified in the Executive Summary. Potential areas of controversy related to environmental issues are as follows:

- Air Quality
- Greenhouse Gas (GHG) Emissions

ES.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved. Issues to be resolved in this EIR consist of the areas of controversy above, choosing among alternatives, and deciding how to feasibly mitigate significant environmental impacts. Additional issues to be resolved are deciding whether the benefits of the 2012 General Plan override those environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance (i.e., adopting a Statement of Overriding Considerations).

ES.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Based on the analysis throughout Chapter 4.0 of this EIR, implementation of the 2012 General Plan would result in environmental impacts under one of the following categories: significant and unavoidable, significant but mitigated to a level less than significant, or less than significant without mitigation. Some issue areas were also determined to have no impact. Table ES-1

summarizes the significance of program-level and cumulative impacts associated with implementation of the 2012 General Plan. Detailed analyses for these environmental impacts are provided in Sections 4.1 through 4.13 of this EIR. Table ES-3, located at the end of this section, provides a detailed summary of environmental impacts, mitigation measures as applicable, and significance after mitigation.

Table ES-1
Summary of Environmental Significance Conclusions for the 2012 General Plan

Environmental Resource Area and Issue Analyzed	Program-Level Significance	Cumulatively Considerable?
4.1 AESTHETICS AND VISUAL RESOURCES		
Scenic Vistas	SM	No
Scenic Resources within a State Scenic Highway	LTS	No
Visual Character	SM	No
Light and Glare	LTS	No
4.2 AIR QUALITY		
Conflict With or Obstruct Implementation of the Applicable Air Quality Plan	LTS	No
Violate Any Air Quality Standard or Contribute Substantially to an Existing or Projected Air Quality Violation	SU	Yes
Result in Cumulatively Considerable Net Increase of Criteria Pollutants	SU	Yes
Result in CO Hotspots	LTS	No
Impacts to Sensitive Receptors	SM	Yes
Objectionable Odors	LTS	No
4.3 BIOLOGICAL RESOURCES		
Critical Habitat, Sensitive Vegetation Communities, and Jurisdictional Waters, Including Wetlands and Riparian Habitat	LTS	No
Special-Status Species	LTS	No
Wildlife Corridors	LTS	No
4.4 CULTURAL RESOURCES		
Historic Resources	SM	No
Archaeological Resources	SM	No
Human Remains	LTS	No
4.5 GREENHOUSE GAS EMISSIONS		
Emissions Level 15 percent Below 2005 Levels by 2020	SU	Yes
Conflict with an Applicable Plan, Policy, or Regulation Adopted to Reduce Greenhouse Gas Emissions	SU	Yes
Risk of Physical Harm Related to Impacts from Climate Change	LTS	No
4.6 HAZARDS AND HAZARDOUS MATERIALS		
Routine Use, Transportation, Disposal, and Release of Hazardous Materials	LTS	No
Hazardous Materials within 0.25 Mile of Schools	LTS	No
Development on a Known Hazardous Materials Site	LTS	No
Airport and Aircraft Hazards	LTS	No

Environmental Resource Area and Issue Analyzed	Program-Level Significance	Cumulatively Considerable?
4.7 HYDROLOGY AND WATER QUALITY		
Violation of Water Quality Standards	LTS	No
Surface Hydrology and Drainage	LTS	No
Flooding and Inundation Hazards	LTS	No
4.8 LAND USE AND PLANNING		
Conflict with Existing Land Use Plans, Policies, and Regulations	LTS	No
4.9 NOISE		
Compliance with Local and Applicable Noise Standards	SM	No
Ambient Noise Levels	SM	No
Aircraft Noise	LTS	No
4.10 PALEONTOLOGICAL RESOURCES		
Paleontological Resource, Site, or Unique Geological Feature	SM	No
4.11 POPULATION AND HOUSING		
Population Growth	LTS	No
Population and Housing Displacement	LTS	No
4.12 PUBLIC SERVICES, UTILITIES, AND ENERGY		
Fire Protection and Emergency Services	LTS	No
Police Protection	LTS	No
Schools	LTS	No
Libraries	LTS	No
Water and Wastewater Infrastructure	LTS	No
Water Supply	LTS	No
Wastewater Capacity	LTS	No
Solid Waste	LTS	No
Storm Water Drainage Facilities	LTS	No
Energy Infrastructure	LTS	No
4.13 TRANSPORTATION AND TRAFFIC		
Roadway Operations (Level of Service)	LTS	No

LTS = less than significant without mitigation
 SM = significant but mitigated to a level less than significant
 SU = significant and unavoidable

ES.6 ALTERNATIVES ANALYZED

CEQA Guidelines Section 15126.6(a) states that an EIR must address “a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.” As described in Section 6.0, three project alternatives were identified during the scoping process and analyzed for relative impacts compared to the 2012 General Plan:

- No Project/Existing General Plan Alternative
- Extensive Transportation Demand Management Alternative
- Reduced Grossmont Specific Plan Alternative

Analysis of these alternatives is summarized in Table ES-2. Impact levels identified are “Greater,” “Less,” or “Similar” based on their comparison to the 2012 General Plan.

Table ES-2
Comparison of Impacts of Alternatives to the 2012 General Plan

Environmental Issue Area	No Project/Existing General Plan	Extensive Transportation Demand Management Alternative	Reduced Grossmont Specific Plan Alternative
Aesthetics	Greater	Similar	Less
Air Quality	Similar	Less	Less
Biological Resources	Similar	Similar	Similar
Cultural Resources	Similar	Similar	Similar
Greenhouse Gas Emissions	Greater	Less	Less
Hazards/Hazardous Materials	Similar	Similar	Similar
Hydrology/Water Quality	Greater	Similar	Similar
Land Use and Planning	Similar	Similar	Similar
Noise	Greater	Less	Less
Paleontological Resources	Similar	Similar	Similar
Population and Housing	Similar	Similar	Similar
Public Services, Utilities, and Energy	Greater	Similar	Less
Transportation and Traffic	Greater	Less	Less
Conclusion	Environmentally Inferior	Environmentally Superior	Environmentally Superior

Greater = environmental impact is greater than the 2012 General Plan.

Similar = environmental impact is similar to the 2012 General Plan.

Less = environmental impact is less than the 2012 General Plan.

As discussed in detail in Chapter 6.0, Alternative 1, the No Project/Existing General Plan is environmentally inferior to the proposed 2012 General Plan because new goals, objectives, and policies related to environmental sustainability would not be implement. Alternative 2, Extensive Transportation Demand Management, is environmentally superior to the 2012 General Plan due to measures designed to reduce vehicle miles and the attendant benefit to air quality and GHG reduction goals. Alternative 3 proposes a nearly 2,000-unit reduction in new housing potential within the Grossmont Specific Plan area, which also results in an environmentally superior outcome compared to the 2012 General Plan, but does not help meet the City’s housing goals.

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
4.1 AESTHETICS AND VISUAL RESOURCES		
<p>Scenic Vistas and Scenic Resources New development and redevelopment activities pursuant to the 2012 General Plan have the potential to significantly impact existing scenic vistas in the planning area. (Significant)</p>	<p>AES-1 As new development and revitalization projects come forward, the City shall work with developers to preserve scenic views and vistas of natural and built landmarks that are visible from public locations and streets. For proposed buildings taller than four stories, visual simulations and shadow studies shall be required to be provided by the applicant during the development review process so that the City can effectively evaluate visual impacts. In response to City review of the simulations and studies, if significant visual impacts are identified by the City, building designs shall be modified by the applicant to reduce such impacts.</p>	<p>Less than Significant</p>
<p>Scenic Resources within a State Scenic Highway There are currently no designated State Scenic Highways or eligible State Scenic Highways within or adjacent to the planning area. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Visual Character New development and redevelopment pursuant to the 2012 General Plan would not result in significant impacts associated with the visual character in the planning area. (Significant)</p>	<p>See Mitigation Measure AES-1.</p>	<p>Less than Significant</p>
<p>Light and Glare New development and redevelopment pursuant to the 2012 General Plan would not result in significant impacts associated with light and glare within the planning area. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
4.2 AIR QUALITY		
<p>Conflict With or Obstruct Implementation of the Applicable Air Quality Plan Implementation of the General Plan would not conflict with or obstruct implementation of the Regional Air Quality Strategy (RAQS) and/or applicable portions of the State Implementation Plan (SIP); therefore it is consistent with the San Diego Air Pollution Control District's (SDAPCD) current air-quality planning efforts. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Violate any Air Quality Standard or Contribute Substantially to an Existing or Projected Air Quality Violation The 2012 General Plan would result in significant construction and operational impacts associated with criteria air pollutants and precursors that could violate an air quality standard or contribute substantially to an existing or projected air quality violation. (Significant)</p>	<p>AQ-1 Reduce Construction-Related Emissions. The City and project contractors shall implement the following measures during all construction activities:</p> <ul style="list-style-type: none"> • Comply with and implement all applicable SDAPCD rules and regulations that pertain to construction activities (e.g., asphalt paving ROG requirements, administrative requirements, and fugitive dust management practices). Implement all construction-related requirements recommended by the SDAPCD or local government. • Water all exposed surfaces three times a day or sufficiently to prevent visible dust emissions. • Apply water, nontoxic chemical stabilizers, or dust suppressants, or use tarps or other suitable material in all disturbed areas that will not be used for 10 days or more. • Prevent carryout and track-out of fugitive dust on construction vehicles. Methods to limit carryout and track-out include using wheel washers; sweeping any track-out on adjacent public streets at the end of each work day; and lining access points with gravel, mulch, or wood chips. • Cover or wet the filled cargo compartment of all transport trucks to limit visible dust emissions during transport, and maintain at least 2 feet of freeboard space from the top of a container. • Install sandbags or other erosion-control measures on sites with a slope greater than 1 percent to prevent silt runoff to public roadways. 	<p>Significant and Unavoidable</p>

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • Maintain all construction equipment according to the manufacturers’ specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. • Minimize idling time either by shutting off equipment when it is not in use or reducing the time of idling to no more than 5 minutes. Provide clear signage regarding idling at site access points. • Use alternative fueled (e.g., compressed natural gas, liquefied natural gas, propane), or electric-powered construction equipment where feasible. • Use equipment with diesel oxidation catalysts, catalyzed diesel particulate matter (PM) filters, or other applicable SDAPCD-approved emissions reduction retrofit devices where feasible. <p>AQ-2 Reduce Operational Emissions. The City shall work with the SDAPCD and the San Diego Association of Governments (SANDAG) to implement measures in the RAQS and meet all federal and state air quality standards for pollutants. The City shall also implement, review, and interpret the 2012 General Plan and future discretionary projects in a manner consistent with the RAQS to meet standards and reduce overall emissions from mobile and stationary sources. The City shall require each project applicant, as a condition of discretionary approval, to implement measures to reduce operational emissions of criteria air pollutants. Example measures follow:</p> <ul style="list-style-type: none"> • Install solar, wind, or geothermal power systems and solar hot water heaters. • Install solar panels on unused roof and ground space and over carports and parking areas. • Incorporate bicycle lanes, routes, and facilities into street systems, new subdivisions, and large developments. • Require amenities for non-motorized transportation, such as secure and convenient bicycle parking. • Institute teleconferencing, telecommute, and/or flexible work hour programs to reduce unnecessary employee transportation. • Provide information on alternative transportation options for consumers, residents, tenants, and employers/employees to reduce transportation- 	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>related emissions.</p> <ul style="list-style-type: none"> • Purchase, or create incentives for purchasing, low or zero-emissions vehicles. • Create a ride sharing program. Promote existing ride sharing programs by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a website or message board for coordinating rides. • Enforce and follow limits for idling time for commercial vehicles, including delivery and construction vehicles. 	
<p>Result in cumulatively considerable net increase of criteria pollutants Implementation of the 2012 General Plan could result in emissions in excess of thresholds for criteria air pollutants and precursors for which the region is in nonattainment. (Significant)</p>	<p>See Mitigation Measure AQ-2.</p>	<p>Significant and Unavoidable</p>
<p>Result in Carbon Monoxide (CO) Hotspots Implementation of the 2012 General Plan would not result in CO hotspots. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Impacts to Sensitive Receptors Implementation of the 2012 General Plan would not expose sensitive receptors to substantial toxic air contaminant (TAC) concentrations. (Significant)</p>	<p>AQ-3 Reduce Exposure of Sensitive Receptors to TAC Emissions</p> <ul style="list-style-type: none"> • The City shall require new development with sensitive uses located near mobile and stationary TACs to be designed with consideration of site and building orientation, location of trees, and incorporation of appropriate technology for improved air quality (i.e., ventilation and filtration) to lessen any potential health risks. • The City shall require every new land use that has the potential to be a source of air pollution from being located closer than the specified minimum distance from any sensitive land use, as provided in Table 1-1, "Recommendations for Siting New Sensitive Land Uses," of the California Air Resources Board's (ARB) Air Quality and Land Use Handbook (ARB 2005), or subsequent revisions to that document. The City shall require that land uses located closer than the recommended 	<p>Less than Significant</p>

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	buffer distances must (1) implement all commercially feasible design, equipment, and control technology to reduce exposure and emissions to the maximum extent feasible, and (2) perform a health risk assessment to ensure that implementation of mitigation would reduce health risks to less-than-significant levels pursuant to the most current SDAPCD guidelines at the time of analysis before development of the proposed project.	
Objectionable Odors Implementation of the 2012 General Plan would not create objectionable odors affecting a substantial number of people. (Less than Significant)	No mitigation is required.	Less than Significant
4.3 BIOLOGICAL RESOURCES		
Critical Habitat, Sensitive Vegetation Communities, and Jurisdictional Waters, Including Wetlands and Riparian Habitat Implementation of the 2012 General Plan does not have the potential to significantly impact critical habitats, sensitive vegetation communities, and jurisdictional waters, including wetlands and riparian habitats. (Less than Significant)	No mitigation required.	Less than Significant
Special-Status Species Implementation of the 2012 General Plan does not have the potential to significantly impact special-status species. (Less than Significant)	No mitigation is required.	Less than Significant
Wildlife Corridors Implementation of the 2012 General Plan would not interfere with existing wildlife corridors associated with existing open space within the planning area. (Less than Significant)	No mitigation is required.	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
4.4 CULTURAL RESOURCES		
<p>Historic Resources Implementation of the 2012 General Plan may result in impacts to historical resources. (Significant)</p>	<p>CR-1 Prior to construction of specific development projects that would disturb a historic structure listed or eligible to be listed in the National Register of Historic Places, the California Register of Historic Resources, or the Inventory of Historic Resources, the City shall require the development of feasible project-level mitigation measures, identified in consultation with the State Historic Preservation Office when appropriate, to avoid or substantially reduce impacts to significant cultural resources. Feasible project-level mitigation measures include maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, relocation, or reconstruction of any impacted historic resource, which shall be conducted in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.</p>	Less than significant
<p>Archaeological Resources Implementation of the 2012 General Plan may result in impacts to archaeological resources. (Significant)</p>	<p>CR-2 During construction of specific development projects, the City shall require monitoring by a qualified archeologist of grading, ground-disturbing, and other major earth-moving activities in previously undisturbed areas with known archaeological resources. The archeologist shall observe grading, ground-disturbing, and other major earth-moving activities.</p> <p>CR-3 The City shall require a qualified archaeologist to evaluate and determine the significance of any cultural resources discovered during site construction activities. Should an archaeological deposit and/or feature be encountered during construction, an archaeological data recovery program shall be prepared and implemented, including consultation with interested Native American tribes. The archeologist and Native American monitor shall strive for agreement on the determined significance of an artifact or cultural resource. Once in agreement, either the archeologist or Native American monitor may divert or halt ground-disturbing activities for the purposes of implementing a data recovery program. A data recovery program for archaeological sites consists of excavation of a percentage of the site, determined in consultation with the project implementer, to provide information necessary to answer significant research questions.</p> <p>All Native American human remains and associated grave goods discovered shall be returned to their Most Likely Descendent and repatriated. The final disposition of artifacts not directly associated with Native American graves</p>	Less than significant

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>shall be negotiated during consultation with interested Native American tribes. Artifacts shall consist of material recovered from all phases of work, including initial survey, testing, indexing, data recovery, and monitoring.</p> <p>The qualified archaeologist shall apply mitigation measures prior to the resuming of construction work. Local Native American tribes shall be consulted in the identification of mitigation measures to address impacts, consistent with California requirements, including provisions to address inadvertent discoveries.</p>	
<p>Human Remains Implementation of the 2012 General Plan is not expected to disturb any human remains. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>4.5 GREENHOUSE GAS EMISSIONS</p>		
<p>Emissions level 15% Below 2005 Levels by 2020 Implementation of the General Plan would generate a 7% reduction in GHG emissions from baseline levels by 2020. Implementation of additional measures would be needed to meet the performance measure of 1990 levels by 2020 or 15% below 2005 levels by 2020. (Significant)</p>	<p>GHG-1 Develop and Adopt a Climate Action Plan (CAP) The City shall prepare and adopt, within 18 months from adoption of the 2012 General Plan, a plan to reduce GHG emissions (i.e., a CAP) that complies with the requirements of CEQA Section 15183.5. The CAP will include, at a minimum, the following features:</p> <ul style="list-style-type: none"> • Quantified GHG emissions, both existing and projected over a specified time period. The City currently has an emissions inventory that was updated as part of the analysis above and could be used as the baseline emissions inventory for a CAP. The City shall confirm that the methodology and assumptions are consistent with current industry standards at the time of CAP preparation, including approaches or protocols recommended for local governments by ARB. • Establish a GHG emissions limit, below which GHG emissions resulting from implementation of the 2012 General Plan would not be considered cumulatively considerable, including achieving 15% reduction from 2005 emissions levels by 2020. • Establish policies, measures, and actions that will be implemented to reduce GHG emissions in the City that will achieve the specified emissions target. • Implement a mechanism to monitor progress, and, if the CAP is not achieving specified emissions limits, update the CAP. 	<p>Significant and Unavoidable</p>

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Conflict with an Applicable Plan, Policy, or Regulation Adopted to Reduce Greenhouse Gas Emissions Implementation of Mitigation Measure GHG-1 would comply with the 2020 target identified in Assembly Bill 32 and the Scoping Plan. However, reductions beyond 2020 are uncertain at this time, as is the City's role in developing local measures to parallel the state's efforts. (Significant)</p>	<p>See Mitigation Measure GHG-1.</p>	<p>Significant and Unavoidable</p>
<p>Risk of Physical Harm Related to Impacts from Climate Change Implementation of the 2012 General Plan would not increase the risk of physical harm related to impacts from climate change. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
4.6 HAZARDS AND HAZARDOUS MATERIALS		
<p>Routine Use, Transportation, Disposal, and Release of Hazardous Materials Implementation of the 2012 General Plan would increase transportation of hazardous materials. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Hazardous Materials within 0.25 Mile of Schools Implementation of the 2012 General Plan would not result in development and redevelopment within 0.25 mile of schools. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Development on a Known Hazardous Materials Site Implementation of the 2012 General Plan could allow development or</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
redevelopment to occur on a known hazardous materials site. (Less than Significant)		
Airport and Aircraft Hazards Implementation of the 2012 General Plan would not result in significant impacts related to airport and aircraft hazards. (Less than Significant)	No mitigation is required.	Less than Significant
4.7 HYDROLOGY AND WATER QUALITY		
Violation of Water Quality Standards Implementation of the 2012 General Plan would not result in violation of water quality standards. (Less than Significant)	No mitigation is required.	Less than Significant
Surface Hydrology and Drainage Implementation of the 2012 General Plan would not result in impacts associated with surface hydrology and drainage. (Less than Significant)	No mitigation measures are required.	Less than Significant
Flooding and Inundation Hazards Implementation of the 2012 General Plan would not result in significant impacts related to flooding or inundation hazards. (Less than Significant)	No mitigation is required.	Less than Significant
4.8 LAND USE		
Conflict with Existing Land Use Plans, Policies, and Regulations Implementation of the 2012 General Plan would not conflict with an adopted land use plan or policy. (Less than Significant)	No mitigation is required.	Less than Significant

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
4.9 NOISE		
<p>Compliance with Local and Applicable Noise Standards Implementation of the 2012 General Plan would allow for development and redevelopment that could conflict with adopted noise standards. (Significant)</p>	<p>N-1 The City shall require all new projects to meet acceptable exterior noise standards:</p> <ul style="list-style-type: none"> • Review all development proposals, public and private, for consistency with the policies of the Noise Element of the General Plan. • Discourage development of noise-sensitive land uses in areas exposed to existing or future noise levels exceeding 65 A-weighted decibels (dBA) community noise equivalent level (CNEL). • Incorporate noise reduction features during site planning to ensure that areas intended for frequent outdoor use are subjected to 60 dBA CNEL or less for single-family land uses and 65 dBA CNEL or less for multi-family residential land uses and multi-family residential land uses within mixed-use developments. • Control and abate undesirable sounds through the use of the land use compatibility criteria in the requirements of Municipal Code Chapter 10.80. • Provide developers and builders with noise policy guidelines. The guidelines shall provide specific design criteria, minimum standards for submittal of acoustical studies, and descriptions of acceptable noise mitigation measures. <p>N-2 The City shall ensure that interior noise levels do not exceed 45 dBA CNEL for single-family and multi-family residential land uses:</p> <ul style="list-style-type: none"> • Enforce the California Noise Insulation Standards (California Code of Regulations [CCR] Title 24). Title 24 requires that an acoustical analysis be performed for all new multi-family residences in areas where the exterior sound level exceeds 60 dBA CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 dBA CNEL or below. • Ensure that an acoustical analysis be performed for all new single-family residences in areas where the exterior sound level exceeds 60 dBA CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 dBA CNEL or below. 	Less than Significant

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>N-3 The City shall achieve noise compatibility between industrial/commercial and surrounding land uses:</p> <ul style="list-style-type: none"> • Control excessive noise through the planning and regulatory process with emphasis on noise/land-use compatibility planning. • Ensure that the design and construction of commercial, industrial, office, and mixed-use structures includes noise attenuation methods to comply with the Municipal Code Chapter 10.80. • Encourage commercial, industrial, office, and mixed-use developments to locate loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noisier components away from noise-sensitive land uses. • Limit delivery hours for businesses with loading areas or docks fronting, siding, bordering, or gaining access on driveways adjacent to noise-sensitive land uses. 	
<p>Ambient Noise Levels Implementation of the 2012 General Plan would allow for development and redevelopment that would result in temporary and permanent ambient noise levels. (Significant)</p>	<p>N-4 The City shall require construction contractors to implement the following measures during construction activities through contract provisions and/or conditions of approval:</p> <ul style="list-style-type: none"> • Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise-suppression devices (e.g., mufflers, silencers, wraps). • Construction operations and related activities shall comply with the operational hours outlined in the City Noise Ordinance. • Construction equipment shall not be idled for extended periods of time in the vicinity of noise-sensitive receptors. • Fixed and/or stationary construction equipment (e.g., generators, compressors, rock crushers, cement mixers) shall be located as far as possible from noise-sensitive receptors. • All impact tools shall be shrouded or shielded, and all intake and exhaust ports on powered construction equipment shall be muffled or shielded. • Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible to break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed of material having a minimum surface weight of 2 pounds per square foot or greater, and a 	<p>Less than Significant</p>

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>demonstrated Sound Transmission Class rating of 25 or greater as defined by American Society for Testing and Materials Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be determined by analysis.</p> <p>N-5 The City shall control undesirable or objectionable noise:</p> <ul style="list-style-type: none"> • Review traffic flow systems and synchronize signals to avoid traffic stops that produce excessive noise, wherever possible. • Limit truck traffic in noise-sensitive areas. • Where feasible, finish roadway surfaces with rubberized pavement to minimize noise levels at adjacent land uses. • Encourage the enforcement of state motor vehicle noise standards for cars, trucks, and motorcycles through cooperation with the California Highway Patrol and the La Mesa Police Department. • Encourage agencies outside of the City’s jurisdiction to incorporate noise-reduction methods in new and existing roads, rail projects, and other mobile or stationary noise sources. • Coordinate with state and local agencies to maintain and enforce noise control policies and standards. • Review the Noise Element of the General Plan, and update as necessary, when major changes in the noise environment occur. • Periodically review and update the standards found in the Noise Ordinance (Municipal Code Chapter 10.80). 	
<p>Aircraft Noise Implementation of the 2012 General Plan would not expose new or existing noise-sensitive land uses to elevated aircraft noise levels. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
4.10 PALEONTOLOGICAL RESOURCES		
<p>Paleontological resource, site, or unique geological feature Implementation of the 2012 General Plan would not result in significant impacts related to paleontological resources or unique geologic features. (Significant)</p>	<p>PALEO-1 If it is determined during the environmental review process that development projects implementing the 2012 General Plan would be located within an area of high or moderate paleontological resource sensitivity, the City shall require a qualified researcher to be stationed on-site to observe during grading operations and recover scientifically valuable specimens or enforce avoidance of the paleontological feature. A certified paleontologist or qualified researcher shall be retained (or required to be retained) by the project-implementing agency prior to construction to establish procedures for surveillance and the preconstruction salvage of exposed resources if fossil-bearing rocks have the potential to be impacted. The monitor shall provide preconstruction coordination with contractors, oversee original cutting in previously undisturbed areas of sensitive geologic formations, halt or redirect construction activities as appropriate to allow recovery of newly discovered fossil remains, and oversee fossil salvage operations and reporting. This measure shall be placed as a condition on all grading plans where grading is proposed in geologic units defined as having a moderate or high potential for containing fossils.</p>	<p>Less than Significant</p>
4.11 POPULATION AND HOUSING		
<p>Population Growth Implementation of the 2012 General Plan would not directly or indirectly induce a substantial population growth. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Population and Housing Displacement Implementation of the 2012 General Plan would not displace substantial numbers of existing housing or people. (Less than Significant)</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
4.12 PUBLIC SERVICES, UTILITIES, AND ENERGY		
Fire Protection and Emergency Services Implementation of the 2012 General Plan would not result in a significant impact related to fire protection and emergency services. (Less than Significant)	No mitigation is required.	Less than Significant
Police Protection Implementation of the 2012 General Plan would not result in a significant impact related to police protection. (Less than Significant)	No mitigation is required.	Less than Significant
Schools Implementation of the 2012 General Plan would not result in a significant impact related to school services. (Less than Significant)	No mitigation beyond the payment of school fees is required.	Less than Significant
Libraries Implementation of the 2012 General Plan would not result in a significant impact related to library services. (Less than Significant)	No mitigation is required.	Less than Significant
Water and Wastewater Infrastructure Implementation of the 2012 General Plan would not result in a significant impact related to water and wastewater infrastructure. (Less than Significant)	No mitigation is required.	Less than Significant
Water Supply Implementation of the 2012 General Plan would not result in a significant impact related to water supply. (Less than Significant)	No mitigation required.	Less than Significant

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the 2012 General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Wastewater Capacity Implementation of the 2012 General Plan would not exceed wastewater treatment requirements and would not require the construction or expansion of wastewater treatment facilities. (Less than Significant)	No mitigation is required.	Less than Significant
Solid Waste Implementation of the 2012 General Plan would not result in a significant impact related to compliance with solid waste regulations. (Less than Significant)	No mitigation is required.	Less than Significant
Storm Water Drainage Facilities Implementation of the 2012 General Plan would not result in a significant impact related to storm water drainage facilities. (Less than Significant)	No mitigation is required.	Less than Significant
Energy Infrastructure Implementation of the 2012 General Plan would not result in a significant impact related to energy. (Less than Significant)	No mitigation is required.	Less than Significant
4.13 TRANSPORTATION AND TRAFFIC		
Roadway Operations Implementation of the 2012 General Plan would not result in a volume/capacity change equal to or greater than 0.02 to any roadway segments operating at level of services (LOS) E or F. (Less than Significant)	No mitigation is required.	Less than Significant

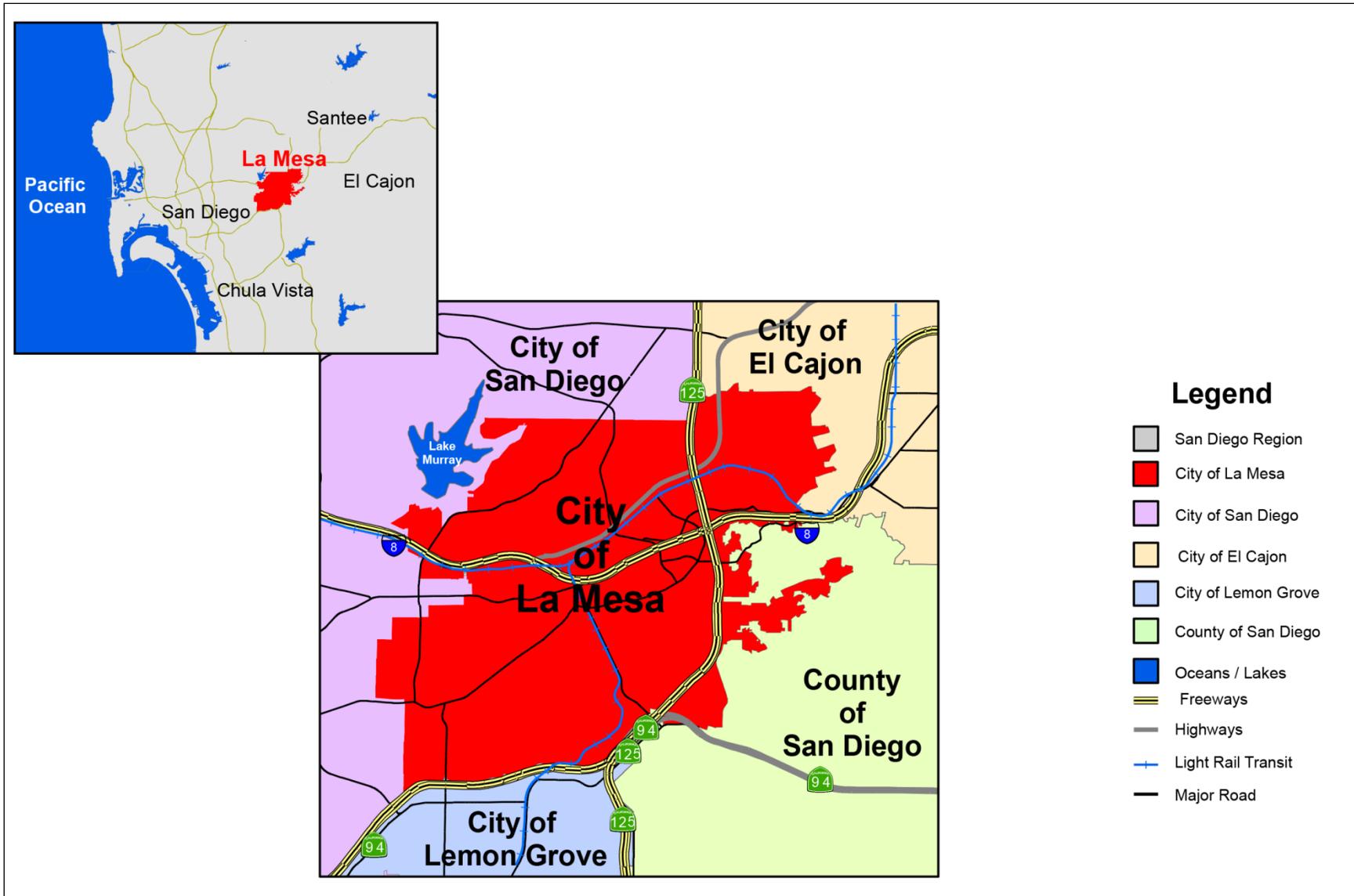


Figure 2-1 Vicinity Map (Replicated from the General Plan EIR)

ES.7 REFERENCES

California Air Resources Board (ARB)

- 2005 *Air Quality and Land Use Handbook: A Community Health Perspective*.
Sacramento, California. Available at <http://www.arb.ca.gov/ch/landuse.htm>.
Accessed February 2010.