5.0 CUMULATIVE IMPACTS

5.1 INTRODUCTION

Section 15130 of the CEQA Guidelines requires that an EIR address cumulative impacts of a project when its incremental effect would be cumulatively considerable. As defined in Section 15335, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. Cumulatively considerable means that the incremental effects of an individual project would be considerable when viewed in connection with the effects of past, current, or probable future, projects.

According to Section 15130 of the State CEQA Guidelines, the discussion of cumulative effects "... need not provide as great detail as is provided of the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness." The evaluation of cumulative impacts is to be based on either:

A. A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those impacts outside the control of the agency; or

B. A summary of projections contained in an adopted plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency.

The basis and geographic area for the analysis of cumulative impacts is dependent on the nature of the issue and the project. In some cases, regional planning addresses cumulative impacts, while in other cases, the analysis takes into consideration more localized effects. For the analysis of cumulative impacts which are localized (e.g., traffic and noise), a list of past, approved, and pending (i.e., active applications) projects was identified by City staff and the City's Community Development website (City 2020a) based on their ability to contribute to and/or compound impacts with those of the project. The location of these cumulative projects is illustrated on Figure 5-1, *Cumulative Projects*. Table 5-1, *Cumulative Projects*, contains a brief description of the development associated with these projects (with the numbers in the list corresponding to the locations on Figure 5-1). For other topics, like air quality, the cumulative setting is the region, and analysis is instead based on regional planning documents.

Table 5-1
CUMULATIVE PROJECTS

Cumulative Project No.[1]	Location	Development Type	Project Description	Status
1	7930 Hillside Drive	Mixed-use	A mixed-use development with 22 apartment units and 5 commercial live-work units.	Discretionary Review
2	5061 Keeney Street	Multi-family Residential	A multi-family residential development with 19 apartment units.	Discretionary Review
3	7643 University Avenue	Multi-family Residential	A multi-family residential development with 60 condominiums.	Discretionary Review
4	7735 University Avenue	Multi-family Residential	A multi-family residential development with 7 studio apartment units. It is a conversion of a commercial use to a residential use.	Discretionary Review
5	7472 El Cajon Boulevard	Mixed-use	A mixed-use development with 29 apartment units.	Entitled
6	7808 El Cajon Boulevard	Mixed-use	A mixed-use development with 56 condominium units.	Entitled
7	8135 El Paso Street	Mixed-use	A mixed-use development with 20 residential condominium units.	Entitled
8	9160 Fletcher Parkway	Commercial	A commercial development of a restaurant and brewery.	Entitled
9	4400 Palm Avenue	Mixed-use	A mixed-use development with 21 apartment units and an office building.	Entitled
10	8234 University Avenue	Multi-family Residential	A multi-family residential development with 10 apartment units.	Entitled
11	7385 Colony Drive	Multi-family Residential	A multi-family residential development with 40 apartment units.	Plan Review
12	Eastridge Drive	Residential	A planned residential development with 30 units.	Plan Review
13	7393 El Cajon Boulevard	Commercial	A commercial development of a “Rally’s” drive-thru restaurant with outdoor seating.	Plan Review
14	7664 El Cajon Boulevard	Mixed-use	A mixed-use development with 252 condominium units.	Plan Review
15	High Street	Multi-family Residential	A multi-family residential development with 34 condominium units.	Plan Review
16	5042 Keeney Street	Multi-family Residential	A multi-family residential development with 10 condominium units.	Plan Review
17	4949 Baltimore Drive	Mixed-use	A mixed-use development with 230 apartment units.	Under Construction
18	7353 El Cajon Boulevard	Mixed-use	A mixed-use development with 45 apartment units.	Under Construction
19	7561 El Cajon Boulevard	Mixed-use	A mixed-use development with 19 apartment units.	Under Construction
20	7604 El Cajon Boulevard	Mixed-use	A mixed-use development with 10 apartment units.	Under Construction
21	7735 El Cajon Boulevard	Multi-family Residential	A multi-family residential development with 10 condominium units.	Under Construction
22	8165 Fletcher Parkway	Commercial	A commercial development of a Costco gas station.	Under Construction
23	5335 Jackson Drive	Commercial	A commercial development of a coffee shop with a drive-thru and outdoor seating.	Under Construction

Table 5-1 (cont.)
CUMULATIVE PROJECTS

Cumulative Project No.[1]	Location	Development Type	Project Description	Status
24	8055 La Mesa Boulevard	Mixed-use	A mixed-use development with 7 units.	Under Construction
25	8525 La Mesa Boulevard	Multi-family Residential	A residential development with 130 units.	Under Construction
26	8970 La Mesa Boulevard	Commercial	A new sales and services building at an existing Ford dealership.	Under Construction
27	4355 Rosebud Lane	Multi-Family Residential	A multi-family residential development with 7 apartment units.	Under Construction
28	5601 Grossmont Center Drive	Commercial	A commercial development of an acute care center.	Discretionary Review

Source: City 2020a

5.2 CUMULATIVE IMPACT ANALYSIS

The following discussion of cumulative impacts includes each environmental topic addressed in Chapter 4 of this EIR. A description of the area of influence for cumulative impacts with respect to each environmental topic is provided, followed by an analysis of the potential cumulatively considerable contributions of the proposed project to any significant cumulative impacts.

5.2.1 Air Quality

The geographic scope for the analysis of cumulative air quality impacts is the SDAB. It is appropriate to consider the entire air basin as air emissions can travel substantial distances and are not confined by jurisdictional boundaries; rather, they are influenced by large-scale climatic and topographical features. While some air quality emissions can be localized, such as a CO hotspot or odor, the overall consideration of cumulative air quality is typically more regional. By its very nature, air pollution is largely a cumulative impact.

The SDAB is a federal and/or state nonattainment area for PM_{10}, $PM_{2.5}$, and ozone. The nonattainment status of regional pollutants is a result of past and present development within the SDAB, and this regional impact is cumulative rather than attributable to any one source. Cumulative projects throughout the air basin generate construction and operational air pollutant emissions that contribute to air quality impacts. The thresholds of significance are relevant to whether a project's individual emissions would result in a cumulatively considerable incremental contribution to the existing cumulative air quality conditions. These thresholds are designed to identify those projects that would result in significant levels of air pollution and to assist the region in attaining the applicable state and federal ambient air quality standards. If a project's emissions would be less than those threshold levels, the project would not be expected to result in a considerable incremental contribution to the significant cumulative impact.

The proposed project and the other projects in the SDAB would contribute particulates and the ozone precursors VOC and NO_X to the area during short-term construction. As described in Section 4.1, *Air Quality*, emissions during project construction would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Construction emissions would be less than the significance thresholds. Therefore, the project's construction emissions would not be cumulatively

considerable, and the impact would be less than significant. Long-term emissions also would be well below regional thresholds and, therefore, not cumulatively considerable. Since the project would be well below regional thresholds and, therefore, not cumulatively considerable, its emissions would be consistent with assumptions in the RAQS and SIP, and long-term emissions would not produce a cumulatively significant impact to air quality or human health. As discussed in Section 4.1, no exceedances of the CO standard or substantial generation of TACs would occur. The project also would not result in the creation of odors affecting a substantial number of people. These impacts would be less than significant and not cumulatively considerable.

5.2.2 Biological Resources

The geographic scope for the analysis of cumulative impacts related to biological resources is defined as the La Mesa Subarea HCP/NCCP Plan study area (City 1998). The La Mesa Subarea Plan identifies MSCP-covered species and sensitive habitat for protection from cumulative development in the City. Similar to the proposed project, any cumulative projects in the City that would impact biological resources would be required to mitigate impacts to below a level of significance to the extent feasible. If mitigation would not reduce impacts to a less than significant level, then the combination of multiple projects impacting biological resources could result in a significant cumulative impact.

As discussed in Section 4.2, *Biological Resources*, of this EIR, implementation of the proposed project has the potential to cause significant adverse impacts related to special status species, specifically nesting and migratory birds and sensitive communities, including freshwater marsh, willow woodland, and wetlands. Mitigation measures BIO-1 and BIO-2 would be implemented to ensure that the proposed project would not result in significant impacts to these biological resources. These measures would also reduce the proposed project's potential cumulative impacts to nesting and migratory birds and sensitive communities to a less than significant level.

The project would also result in impacts to state and federal jurisdictional waters and wetlands associated with the proposed improvements to Alvarado Creek. A "no net loss" policy has been established for wetlands by state and federal resource agencies; therefore, the project is required (BIO-3) to establish/re-establish jurisdictional habitat at a minimum 1:1 ratio. Other projects that would impact wetlands would be required to mitigate impacts as well, at ratios commensurate with the type and location of the impacts, pursuant to the MSCP and regulatory agency requirements, thereby ensuring that cumulative impacts would result in no net loss of wetlands. Pursuant to BIO-3, and the implementation of applicable mitigation for other projects, construction of the project and other cumulative projects would not result in the net loss of jurisdictional resources. Accordingly, the project would not result in a cumulatively considerable contribution to loss of jurisdictional waters and wetlands. Therefore, implementation of the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact to biological resources.

5.2.3 Cultural and Tribal Cultural Resources

The geographic area for the analysis of cumulative impacts related to historical resources is defined as the City of La Mesa and immediately surrounding lands. The Historic Preservation Element of the adopted La Mesa General Plan provides policies and objectives for the preservation of the City's historic sites, buildings, and districts (City 2012a). The City's Historic Preservation Ordinance (LMMC Title 25) implements the goals of the Historic Preservation Element of the General Plan, and establishes specific regulations regarding alteration or demolition of a historic landmark, contributing structure within a

historic district, cultural resources included in the Historic Resources Inventory, and cultural resources listed on the Potential Landmark Registry. If known historic resources would be impacted by any of the cumulative projects identified in Table 5-1, that individual cumulative project would be required to mitigated potentially significant impacts in accordance with the City's Historic Preservation Ordinance and CEQA. Therefore, a significant cumulative impact related to historical resources would not occur.

The geographic area for the analysis of cumulative impacts related to cultural and tribal cultural resources is defined as the San Diego region. Multiple cumulative projects would involve excavation and other ground-disturbing activities, which allows for the potential for discovering previously unknown buried archaeological resources and human remains. As discussed in Section 4.3, *Cultural and Tribal Cultural Resources*, of this EIR, the proposed project could result in potentially significant impacts to unknown buried archaeological resources. However, mitigation measure CUL-1, consisting of cultural monitoring during grading of any native soils, would be implemented to ensure that the proposed project would not result in significant impacts to these resources. This mitigation measure would also reduce the proposed project's potential cumulative impacts to unknown buried cultural resources. Tribal outreach has resulted in concurrence that the proposed mitigation measures for the site are adequate and no need for additional consultation was identified. Thus, the project is not expected to contribute to cumulative impacts within the region to cultural and cultural tribal resources, and with the application of similar cultural resources/tribal assessment, consultation and monitoring requirements to the other cumulative projects as well, cumulative impacts to historical and tribal resources would be less than significant.

5.2.4 Geology and Soils

The geographic context for the analysis of cumulative impacts related to geology and soils is the City of La Mesa and immediately surrounding lands. Geology and soil features can be very specific to certain locations and sites, but can also have broad reaching elements, such as faults and underlying bedrock formations. However, potential geologic or soil hazards resulting from development are generally localized to the site and immediate surrounding lands rather than a broad reaching area. In this way, potential cumulative impacts resulting from seismic and geologic hazards would be minimized on a site-by-site basis to the extent that standard construction methods and code requirements provide. Throughout the City, cumulative projects would also be susceptible to similar geologic hazards. The specific geologic condition of each individual project site, soil type, and project excavation requirements would dictate the severity of the potential geologic risks.

As described in Section 5.4, *Geology and Soils*, all potential site-specific geotechnical impacts would be avoided or reduced below a level of significance through conformance with geotechnical recommendations and established regulatory standards. Specifically, with the exception of erosion/ sedimentation (as discussed below), potential geology and soils effects are inherently restricted to the areas proposed for development and would not contribute to cumulative impacts associated with other planned or proposed development. That is, issues including ground rupture, ground acceleration, liquefaction and related effects, landslides/slope stability, expansive/corrosive soils, subsidence/ shrinkage, settlement, and shallow groundwater would involve effects to (and not from) the site and/or are specific to on-site conditions. Accordingly, addressing these potential hazards for the project would involve using measures to conform to existing requirements and/or site-specific design and construction. Because of the site-specific nature of these potential hazards and the measures to address them, as well as the fact that the listed cumulative projects would also be subject to the noted

standards, associated potential cumulative impacts related to the identified geology and soils issues would be less than significant.

During construction of the project, graded areas would be exposed to potential erosion and sedimentation impacts. Project-related erosion and sedimentation could contribute to associated cumulative effects in concert with other existing and future development in the project vicinity. Project implementation, however, would include a number of avoidance and minimization measures related to erosion and sedimentation impacts, including the types of BMPs described in Section 4.7*, Hydrology and Water Quality*. These (or other appropriate) measures in the project SWPPP would ensure conformance with applicable federal (NPDES), state and local regulatory standards related to erosion and sedimentation, and would reduce any project-related contribution to cumulative impacts involving construction-generated erosion and sedimentation to below cumulatively significant levels.

As described in Section 4.7, erosion and sedimentation are not considered to be significant long-term concerns at the project site, as developed areas would be stabilized through installation of associated structures/hardscape and landscaping. As the cumulative projects listed in Table 5-1 would exhibit similar long-term conditions, the project would not result in a cumulatively considerable contribution to long-term erosion and sedimentation.

Overall, cumulative projects would be subject to the same regulations and engineering practices as the project, such as the City's grading ordinance, storm water regulation and associated BMPs, as well as CBC requirements. Potential cumulative impacts related to geology and soils would be less than significant.

5.2.5 Greenhouse Gas Emissions

The geographic scope of consideration for GHG emissions is global, as such emissions contribute, on a cumulative basis, to global climate change. By nature, GHG impacts are cumulative as they are the result of combined worldwide emissions over many years, and additional development would incrementally contribute to this cumulative impact. The discussion presented in Section 4.5, *Greenhouse Gas Emissions*, also serves as the project's cumulative impact analysis.

As detailed in that section, a number of plans, policies, and regulations have been adopted for the purpose of reducing cumulative GHG emissions. The project would be a TOD and has incorporated a number of sustainable features into its design to reduce overall emissions, reflecting the types of measures recommended by public agencies to reduce the magnitude of GHG emissions and help California achieve its statewide goals. The project would be consistent with the City's CAP, and would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. As a result, the project would not result in a cumulatively considerable contribution to impacts related to GHG emissions.

5.2.6 Hazards and Hazardous Materials

For the most part, hazardous materials impacts are site-specific and would not combine with impacts from other projects to result in cumulative impacts. Therefore, the geographic scope for the analysis of cumulative impacts related to hazardous materials is defined as the project site and adjacent properties. The cumulative projects listed in Table 5-1 consist of residential, commercial, and office uses; none of the cumulative projects propose industrial land uses or other land uses that would require the

transportation, use, or disposal of hazardous materials other than oil and hydrocarbons during construction and standard cleaning and landscaping products during operation. All cumulative projects would be required to comply with all applicable federal, state, and local regulations related to the handling and storage of hazardous materials, including the requirements for spill containment and cleanup procedures. Proper handling and storage of hazardous materials would minimize the potential for accidental spills, while implementation of spill containment and cleanup procedures would prevent significant hazard to the public or the environment in the event of accidental spills. Any cumulative project that proposes development of a potential hazardous materials site would be required to remediate the existing site contamination consistent with applicable regulations. Therefore, significant cumulative impacts related to hazardous materials would not occur.

The geographic context for the analysis of cumulative impacts related to airport safety hazards is the AIA of Montgomery-Gibbs Executive Airport, within which the proposed project is located. All cumulative projects would be subject to the ALUCP, which would require compliance with development limitations within in the noise, safety, airspace protection, and overflight notification zones of Montgomery-Gibbs Executive Airport's AIA. Therefore, a significant cumulative impact related to airport safety hazards would not occur.

The geographic context for the analysis of cumulative impacts related to emergency response and evacuations plans and wildland fires is the City of La Mesa and immediately surrounding areas. The cumulative projects listed in Table 5-1 may require temporary roadway closures during construction that could cumulatively impede emergency access and/or evacuation routes throughout La Mesa. As discussed in Section 4.6, *Hazards and Hazardous Materials*, of this EIR, the proposed project may require that the segment of Alvarado Road that passes in front of the project site be temporarily closed during construction, but this would not impede emergency access or evacuation routes, as other routes would be available. Thus, implementation the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact related to emergency response and evacuation plans. In addition, some cumulative projects would be developed in wildland-urban interface areas that could cumulatively increase risks associated with wildland fires. The proposed project is located within a highly developed urban area of La Mesa, which is not considered at high risk for wildland fires. Therefore, implementation the proposed project would not contribute to a significant cumulative impact related to wildland fires.

5.2.7 Hydrology and Water Quality

The geographic scope for analysis of impacts related to hydrology and water quality is the San Diego HU, one of 11 major drainage areas identified in the RWQCB Basin Plan. Lands and water bodies within the watershed are part of an interrelated hydrologic system, such that modifications to a portion of a watershed or water pollution produced by development in one location may result in hydrology and water quality impacts that affect other water bodies in the watershed.

To the extent that other projects listed in Table 5-1 would be developing/operating at the same time as the project, related construction and operation activities could contribute to potential cumulative hydrology and water quality impacts associated with runoff generation, flooding hazards, drainage alteration, hydromodification, and water quality concerns. As described in Section 4.7, *Hydrology and Water Quality*, implementation of the project (as well as the cumulative projects listed in Table 5-1) would require conformance with a number of regulatory requirements related to hydrology and water quality, including applicable elements of the CWA, NPDES, City storm water standards, Porter-Cologne

Water Quality Control Act, FEMA floodplain standards, and RWQCB Basin Plan. Based on such conformance, including implementation of related project design measures, all identified project-level hydrology and water quality impacts associated with the project would be effectively avoided or reduced below a level of significance.

The described regulatory requirements constitute a regional effort to implement hydrology and water quality protections through a watershed-based program designed to meet applicable criteria such as Basin Plan Beneficial Uses and Water Quality Objectives. To this end, these standards require the implementation of efforts to reduce runoff/contaminant discharges and related effects to the MEP, with the NPDES Municipal Permit identifying the specific goals of limiting or prohibiting storm water and non-storm water discharges, and promoting attainment of water quality objectives necessary to support designated beneficial uses. The City has implemented requirements to meet these goals (and other applicable regulatory criteria) in the form of the associated storm water standards, as well as related education, planning, and enforcement procedures. Based on the described regional/watershed-based approach required for hydrology and water quality issues in existing regulatory standards, as well as the fact that conformance with these requirements would be required for all identified projects within the cumulative projects area (including the project), cumulative hydrology/water quality impacts would be less than significant.

5.2.8 Land Use

The geographic scope for the land use cumulative analysis includes the City of La Mesa. Land uses and development patterns are typically established in local land use planning documents specific to jurisdictions but can have implications on surrounding areas.

Cumulative projects with the City would be required to comply with the General Plan. Projects that are not consistent with existing land use designations would require approval of a General Plan amendment, as applicable. Projects that require a General Plan amendment are required to demonstrate conformance with pertinent goals, policies, and recommendations. Through adoption of the proposed Specific Plan, the proposed project would be consistent with the General Plan as is demonstrated for the project in Section 4.8 of this EIR. As the project would not result in a significant impact related to consistency with applicable planning documents, the project would not result in a cumulatively considerable contribution to a land use compatibility impact.

5.2.9 Noise

The geographic scope for this analysis is the area immediately surrounding the project site and roadways that would be used by resident vehicles. Generally, noise impacts are limited to the area directly surrounding the noise generator, as noise attenuates with distance and only has the potential to combine with other noise sources in the immediate vicinity.

The project would temporarily elevate existing ambient noise levels at adjacent and nearby residentially zoned properties from construction noise. It would be unlikely that construction equipment use from development in nearby areas would occur simultaneously with project construction activities, especially within distances close enough to the same NSLUs to further elevate noise levels. Cumulative projects in close proximity to the project site include three smaller multi-family development projects to the south (cumulative projects 2, 11, and 16 in Table 5-1 and Figure 5-1), which are currently in the plan review or discretionary review stage and would likely not be under construction at the same time as the project. In

addition, construction activities from the proposed project and cumulative projects would be required to comply with municipal code Section 10.80.100 that regulates construction activities. Therefore, cumulative construction noise and vibration impacts would not occur.

In addition, the implementation of cumulative development projects would have the potential to increase ambient noise from new operational noise. As described in Section 4.9, *Noise,* the project would not exceed the LMMC noise limits and would comply with the land use compatibility guidelines contained in the General Plan Noise Element. Operational noise from other projects in the area would also have to comply with these limits. With compliance with the LMMC limits, the project's contribution to ambient noise level increases would not be cumulatively considerable.

5.2.10 Paleontological Resources

The geographic scope for analysis of potential paleontological resource impacts generally consists of the coastal plain of San Diego County, where paleontological resources similar to those that could occur on the project site have the potential to occur. Cumulative projects that require substantial excavation have the potential to result in disturbance to paleontological resources. These projects would be subject to state and local regulations requiring the recovery and curation of paleontological resources. As such, significant paleontological resource impacts resulting from future development would be mitigated on a project-by-project basis.

The project has the potential to result in disturbance of paleontological resources during excavation activities. On-site monitoring during grading and submittal of a monitoring results report or letter is required, along with fossil recovery and curation, as detailed in mitigation measure PAL-1. With implementation of the required paleontological mitigation program, the project would not result in a cumulatively considerable contribution to paleontological resource impacts.

5.2.11 Public Facilities and Services

The geographic scope for analysis of public facilities and services is the City of La Mesa and immediately surrounding areas. The provision of public services and facilities is often specific to jurisdictional providers or confined by set service boundaries and funding specifications. Public services and facilities generally serve residents on a community-wide basis. Typically, changes in development influence the demand for public services and related facilities to be provided within a local city, county, or service district.

As discussed in Section 4.11, *Public Facilities and Services*, La Mesa is a member of the Heartland Fire and Rescue and maintains three fire stations that offer operations and emergency medical services. The City provides a full-service law enforcement program for its residents. The proposed project and 22 of the cumulative projects listed in Table 5-1 include residential development that could introduce new residents into the City. The total number of residential units proposed from the cumulative projects excluding the proposed project is 1,068 units citywide. Including the proposed project, the number of proposed new residential units would potentially be 2,018 (with addition of 950 units). Therefore, the project could contribute to an increased need of public services such as fire protection, police protection, schools, parks, and other public facilities.

However, similar to the project, cumulative projects would be required to pay development impact fees and generate sales and property taxes over time, which would help to offset the additional costs to

public service providers. These fees allow the City to have a source of funding available to provide new or additional facilities necessary to achieve and maintain adequate public service provision per population-based requirements and development as it occurs within an area. Development impact fees would be required to be paid prior to building permit issuance. Therefore, the potential for cumulative environmental impacts associated with public services and facilities effects would be minimized. For these reasons, the project would not result in a cumulatively considerable contribution to impacts related to public services and facilities.

5.2.12 Public Utilities

The geographic scope for the public utilities cumulative analysis is the La Mesa region. Public utilities can be specific to jurisdictions; however, some service providers offer service throughout a region and across multiple jurisdictions. Thus, changes in development influence the demand for utilities across the region and can drive the need for new or expanded utility infrastructure. Pending and future projects would be required to analyze public utilities demand and supply to avoid conflicts and provide upgrades or development impact fees toward new infrastructure facilities, as needed.

The project's water demand has been considered in conjunction with other past, present, and reasonably foreseeable future development in the City through the WSA. This analysis determined that sufficient water supplies would be available to serve the project in conjunction with other development. The project also would not result in the need for new or altered off-site water systems.

As discussed in Section 4.12, *Public Utilities*, a Sewer Study (Fuscoe 2020b) was conducted for the project to determine the impact the project would have on City's sewer infrastructure. The study concluded that the existing public sewer lines that would receive project flows have capacity to accommodate the project. Existing wastewater conveyance and treatment infrastructure would be adequate to serve the project and cumulative development projects.

The project and cumulative projects would be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

The project would not result in a need for new off-site public utility systems or infrastructure or require substantial alterations to existing off-site utilities or infrastructure. The existing off-site utilities systems that currently serve the project area would be sufficient in serving the project. Therefore, the project would not result in a cumulatively considerable contribution to public utilities impacts when viewed together with past, present, and reasonably foreseeable future projects.

5.2.13 Transportation

The geographic scope for the analysis of cumulative impacts related to transportation is defined as the City of La Mesa and immediate surrounding areas. The VMT analysis presented in Section 4.13, *Transportation*, evaluates cumulative impacts for the Horizon Year (2035) conditions, which considers project traffic and project-implemented roadway improvements to forecasted 2035 conditions, based on the SANDAG Series 13 regional model.

As discussed in Section 4.13, project impacts related to VMT would be considered less than significant due to its proximity to a major transit stop. The project would not result in significant adverse cumulative impacts with respect to consistency with transportation plans, transportation design hazards

or emergency access. Therefore, implementation of the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact to transportation.

5.2.14 Visual Resources

The geographic scope for the visual resources cumulative analysis includes the City of La Mesa, primarily focused on the viewshed of the proposed project, which generally encompasses the I-8 corridor and portions of the residential neighborhoods to the south and north. This area is mostly built out with commercial and transportation facilities near the project site and residential uses in the outlying areas of the viewshed. Implementation of the project and identified cumulative projects would continue to add to the sense of an urban community; however, this development would be required to be visually compatible with the surrounding neighborhood character and utilize appropriate architecture, materials, and development patterns as necessary for consistency with the aesthetic goals, principles, and objectives of the General Plan as detailed in Section 4.14, *Visual Resources*.

Due to the urbanized nature of the area, there are no designated scenic vistas or panoramic views located within the project vicinity, and the project site is not visible from any of them except for Mount Helix. However, the project site is barely visible in the distance from this vista; the on-site palm trees can be seen in the distance, but they are not visually prominent and other existing on-site features are not apparent. Several of the cumulative projects listed in Table 5-1 are also visible from Mount Helix, but implementation of the proposed project would not interfere with views of the cumulative projects from Mount Helix.

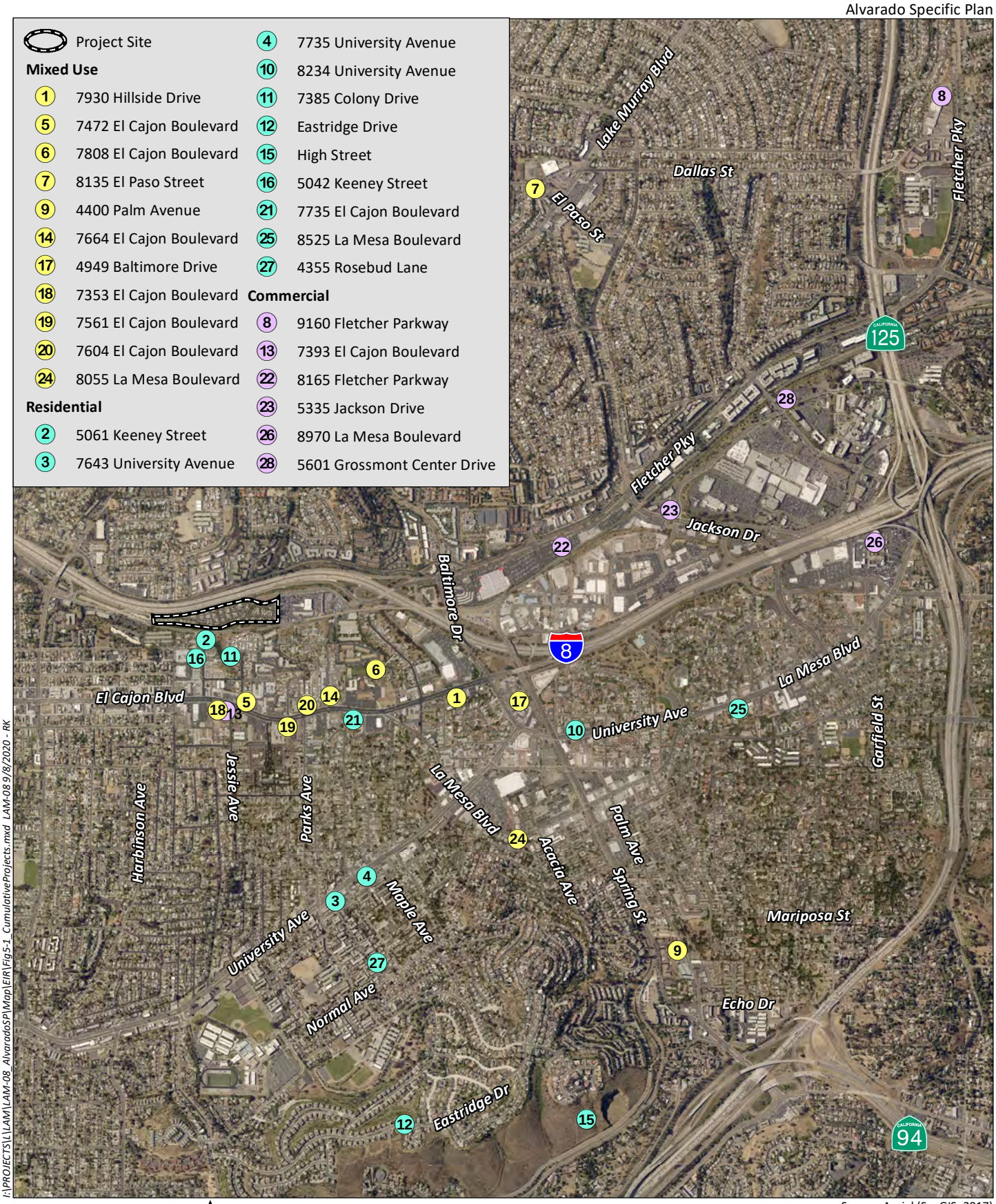
The project site is not located within the Scenic Preservation Overlay Zone, Hillside Overlay Zone, or other identified visually sensitive areas. Furthermore, the project site does not contain any features that would be part of a scenic vista, nor does it provide any expansive views of notable regional landforms. There are very limited views of Cowles Mountain from the project site and the surrounding areas, including the cumulative projects listed at 5061 Keeney Street and 7385 Colony Drive. However, existing urban development and natural topography largely obstruct views of Cowles Mountain. Intermittent views of Cowles Mountain would continue to be provided from the cumulative project sites after construction of the project. Therefore, the project would not result in a cumulatively considerable contribution to significant cumulative impacts related to scenic vistas would occur.

The project would change the mostly open and low-scale, developed nature of the site to a higher density development comprised of multi-story residential buildings. The resulting change in visual character and visual quality would not be adverse because (1) the project would not substantially alter existing site topography or landforms; (2) the project would be consistent with existing development patterns in the project area as it would add another multi-family development along the I-8 corridor; (3) the project would not introduce a new land use or new type of building form that does not currently exist in the immediate area; (4) although the project would be at a greater scale than surrounding development, the design and configuration of buildings and landscaping would reduce massing effects; (5) the project site is located in an urbanized area that is identified as suitable for redevelopment with higher development intensities; (6) the visual quality from public viewpoints would be increased based on the added visual interest and increased visual unity, vividness, and intactness; and (7) the project would be consistent with applicable scenic quality goals, objectives, and policies. Cumulative development would not represent a substantial cumulative degradation in visual quality. While visual character within the project area would continue to change over time in accordance with the applicable

planning documents, visual impacts as a result of implementation of the project would not be cumulatively considerable.

Additionally, as discussed in Section 4.14, the proposed project would result in additional sources of lighting. Several of the cumulative projects listed in Table 5-1 would also result in additional sources of lighting in the region. However, the cumulative projects closest to the proposed project include residential developments that would not be considered substantial on a citywide or regional scale due to the urbanized nature of the region. Therefore, the project would not result in a cumulatively considerable contribution to significant cumulative impacts related to light and glare.

When considered with other reasonably foreseeable projects in the viewshed vicinity, the project would not result in a cumulatively considerable contribution to impacts to visual resources.



I:\PROJECTS\L\LAM\LAM-08_AlvaradoSP\Map\EIR\Fig5-1_CumulativeProjects.mxd LAM-08 9/8/2020 - RK

0 2,000 Feet

Source: Aerial (SanGIS, 2017)

HELIX Environmental Planning

Cumulative Projects

Figure 5-1