



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 30, 2015

PUBLIC NOTICE OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT

SAP No.: 24002348

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The City of San Diego Development Services Department has prepared a draft Environmental Impact Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report and associated technical appendices have been placed on the City of San Diego's web-site at <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. **Your comments must be received by May 14, 2015**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line.

**General Project Information:**

- Project Name: **THE GLEN AT SCRIPPS RANCH**
- Project No. Project No. 264823 / SCH No. 2013071013
- Community Plan Area: Scripps Miramar Ranch
- Council District: 5

Subject: **THE GLEN AT SCRIPPS RANCH**: COMMUNITY PLAN AMENDMENT to redesignate the site from University to Institutional use and add a recommendation in the Scripps Miramar Ranch Community Plan to accommodate a continuing care retirement community at this specific site, a CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, and a MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT to amend Conditional Use Permit No. 133-PC construct a continuing care retirement community consisting of 400 non-acute assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds. The 400 non-acute assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment-style units. The 50 acute assisted living units and the 60 skilled nursing beds would be located within the health center. The project would also include a facilities building and a common building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool. Additionally, the project would construct various associated site improvements (e.g. hardscape, landscaping, retaining walls). The project would also request deviations from applicable development regulations with respect to the base zones for building height and for monument signs in the public right-of-way of Pomerado Road. The 53-acre site is located at 10455 Pomerado Road in the community of Scripps Ranch. The site is designated University within the community; the site is within the RS-1-8 (Residential – Single Unit) zone, the Airport Influence Area (MCAS Miramar – Review Area 2), the

Federal Aviation Administration (FAA) Part 77 Notification Area, and the and the Residential Tandem Parking Overlay Zone within the Scripps Miramar Ranch Community Plan area. (LEGAL DESCRIPTION: Parcel 3 of Map No. 20640 in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego County, March 24, 2009, as file no. 2009-0146389 of official records). **The site is not included on any Government Code listing of hazardous waste sites.**

**Applicant:** The Glen at Scripps Ranch CCRC LLC.

**Recommended Finding:** The draft EIR concludes that the project would result in significant environmental impacts to the following areas: **LAND USE, TRAFFIC/CIRCULATION, BIOLOGICAL RESOURCES, HISTORICAL RESOURCES (ARCHAEOLOGY), AND PALEONTOLOGICAL RESOURCES.**

**Availability in Alternative Format:** To request this Notice, the draft EIR, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either the Compact Disk (CD), a hard-copy of the draft EIR, or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact John Fisher at (619) 446-5231.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on March 30, 2015.

Kerry Santoro  
Deputy Director  
Development Services Department



Advance Planning &  
Engineering Division  
(619) 446-5460

## ENVIRONMENTAL IMPACT REPORT

Project No. 264823  
SCH No. 2013071013

**SUBJECT:** **THE GLEN AT SCRIPPS RANCH:** COMMUNITY PLAN AMENDMENT to redesignate the site from University to Institutional use and add a recommendation in the Scripps Miramar Ranch Community Plan to accommodate a continuing care retirement community at this specific site, a CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, and a MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT to amend Conditional Use Permit No. 133-PC construct a continuing care retirement community consisting of 400 non-acute assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds. The 400 non-acute assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment-style units. The 50 acute assisted living units and the 60 skilled nursing beds would be located within the health center. The project would also include a facilities building and a common building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool. Additionally, the project would construct various associated site improvements (e.g. hardscape, landscaping, retaining walls). The project would also request deviations from applicable development regulations with respect to the base zones for building height and for monument signs in the public right-of-way of Pomerado Road. The 53-acre site is located at 10455 Pomerado Road in the community of Scripps Ranch. The site is designated University within the community; the site is within the RS-1-8 (Residential – Single Unit) zone, the Airport Influence Area (MCAS Miramar – Review Area 2), the Federal Aviation Administration (FAA) Part 77 Notification Area, and the and the Residential Tandem Parking Overlay Zone within the Scripps Miramar Ranch Community Plan area. (LEGAL DESCRIPTION: Parcel 3 of Map No. 20640 in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego County, March 24, 2009, as file no. 2009-0146389 of official records). Applicant: The Glen at Scripps Ranch CCRC LLC.

## CONCLUSIONS:

Based on the analysis conducted for the project described above, the City has prepared the following Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) to inform public agency decision-makers and the public of the significant environmental effects that could result if the project is approved and implemented, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (State CEQA Guidelines Section 15121). As further described in the attached EIR, the City has determined that the project would have a significant environmental effect in the following areas: **Land Use, Traffic Circulation, Biological Resources, Historical Resources, and Paleontological Resources.**

It is further demonstrated in the attached EIR that the project would not result in a significant environmental effect in the following areas: **Noise, Visual Quality/Neighborhood Character/Landform Alteration, Health and Safety/Hazardous Materials, Air Quality, Greenhouse Gas Emissions, Public Services and Facilities, Public Utilities, Energy, Geology and Soils, Hydrology, Water Quality, Agricultural Resources, and Mineral Resources.**

Mitigation measures are proposed to reduce impacts related to Land Use (MSCP), Biological Resources, Historical Resources, and Paleontological Resources to below a level of significance. The attached EIR and Technical Appendices document the basis for the above Determination.

## SIGNIFICANT UNMITIGATED IMPACTS:

Implementation of the project with the associated Mitigation Monitoring and Reporting Program would result in significant unmitigated impacts related to Traffic Circulation. Widening Pomerado Road to four lanes would mitigate the traffic impacts. However, the City and Scripps Miramar Ranch Planning Board determined that they did not want to widen Pomerado Road east of Scripps Ranch Boulevard to four lanes. Widening to accommodate additional turn lanes at the intersections along Pomerado Road at Willow Creek Road and Scripps Ranch Boulevard would not fully mitigate the impacts to below a level of significance. To achieve acceptable levels of service at either impacted intersection, an additional through lane in the eastbound and westbound direction would be required. However, as discussed, the City and Scripps Miramar Ranch Planning Board determined that they did not want to widen Pomerado Road. Therefore, impacts would remain significant and unmitigated.

## **MITIGATION MONITORING AND REPORTING PROGRAM:**

Mitigation measures relative to **Land Use (MSCP), Biological Resources, Historical Resources, and Paleontological Resources** are identified within Section 4.1, Land Use, Section 4.3, Biological Resources, Section 4.5, Historical Resources, and Section 4.6 Paleontological Resources, of the EIR to reduce environmental impacts to below a level of significance. The mitigation measures are also fully contained in Section 10.0, Mitigation Monitoring and Reporting Program, of the EIR.

## **RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT UNMITIGATED IMPACTS**

Based on the requirement that alternatives be considered that may reduce significant impacts associated with the proposed project, the EIR considers the following Project Alternatives which are further detailed in the Executive Summary and Section 9.0 of the EIR:

1. No Project (No Development)
2. No Project – Alternative Consistent with Approved CUP
3. Reduced Grading/Development

CEQA Guidelines Section 15126.6(e)(2) requires an EIR to identify the environmentally superior alternative. If the No Project Alternative is the environmentally superior alternative, the EIR must identify an environmentally superior alternative from among the alternatives. The proposed project itself may not be identified as the environmentally superior alternative. Therefore, the Reduced Grading/Development Alternative is selected as the environmentally superior alternative. This alternative would be considered environmentally superior, because it would incrementally reduce impacts associated with land use (MSCP), traffic, biological resources, historical resources, paleontological resources, landform alternation, air quality, greenhouse gases, public services and facilities, and energy compared to the project. While this alternative would incrementally reduce the traffic impacts associated with the project, the impacts would remain significant and unmitigated.

## **RESULTS OF PUBLIC REVIEW:**

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the accuracy or completeness of the Draft Environmental Impact Report (EIR). No response is necessary and the letters are attached at the end of the EIR.
- ( ) Comments addressing the accuracy or completeness of the Draft Environmental Impact Report (EIR) were received during the public input period. The letters and responses are located immediately after the Conclusions.



CITY OF SAN DIEGO

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Councilmember Gloria, District 3 (MS10A)

Councilmember Cole, District 4 (MS10A)

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EAS

Transportation Planning Review

Fire Plan Review

Engineering Review

Geology

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PUD-Water and Sewer Development

Project Manager

Planning Department

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Park and Recreation

Plan Facilities Financing

Plan-Airports –

Plan-MSCP

San Diego Fire-Rescue Department

Larry Trame (MS 603)

San Diego Police Department

Joshua Odom (MS 776)

Transportation Development - DSD (78)

Development Coordination (78A)

Fire and Life Safety Services (79)

Library Department - Government Documents (81)

Central Library (81A)

Scripps Miramar Ranch Branch Library (81FF)

Wetlands Advisory Board (91A)

Environmental Services Department (93A)

Tom Tomlinson, Facilities Financing (93B)

City Attorney (MS59)

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS

San Diego Association of Governments (108)  
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Rincon Band of Luiseno Indians  
Craig B. Jones, RRUAS Scripps Ranch  
Brad Reimers  
Miriam Reimers  
Tony Manzano, Alliant International University  
John Lowe  
David Harbor, Continuing Life Communities  
Richard Aschenbrenner, Continuing Life Communities  
Bobbi Herdes, RECON Environmental  
Jesse Fleming, RECON Environmental

Draft  
Environmental Impact Report  
for The Glen at Scripps Ranch  
Project  
San Diego, California  
Project #264823  
SCH #2013071013

March 30, 2015

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D:	Traffic Impact Analysis
E:	Biological Technical Report
F:	Noise Technical Report
G:	Historical Resources Technical Report and Addendum
H:	Preliminary Geotechnical Investigation
I:	Phase I Environmental Site Assessment
J:	Air Quality Technical Report
K:	Greenhouse Gas Technical Report
L:	Water Capacity Study
M:	Sewer Study
N:	Waste Management Plan
O:	Water Supply Assessment
P:	Drainage Study
Q:	Floodplain Analysis
R:	Water Quality Technical Report

# List of Abbreviated Terms

°F	degrees Fahrenheit
AB	Assembly Bill
ACOE	U.S. Army Corps of Engineers
ADD	Assistant Deputy Director
ADRP	Archaeological Data Recovery Program
ADT	average daily trips
AEP	Association of Environmental Professionals
AIA	Airport Influence Area
ALS	Advanced Life Support
ALUCP	Airport Land Use Compatibility Plan
AME	Archaeological Monitoring Exhibit
AQIP	Air Quality Improvement Program
BAU	business as usual
BCME	Biological Construction Monitoring Exhibit
BI	Building Inspector
BMP	Best Management Practices
BRG	Biological Resource Guidelines
CAA	Clean Air Act
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCAP	Climate Change Action Plan
CCR	California Code of Regulations
CCRC	continuing care retirement community
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
cfs	cubic feet per second
CH <sub>4</sub>	methane
CIP	Capital Improvements Project
City	City of San Diego
CLC	Continuing Life Communities, LLC
CLOMR	Condition Letter of Map Revision
CM	Construction Manager
CMAP	Climate Mitigation and Adaptation Plan
CMP	Congestion Management Program
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CPA	Community Plan Amendment
CPUC	California Public Utilities Commission
CRHR	California Register of Historic Resources
CSVR	Consultant Site Visit Record

## List of Abbreviated Terms

CUP	Conditional Use Permit
dB	decibel
dB(A)	average A-weighted decibel
DIF	Development Impacts Fee
DOE	U.S. Department of Energy
DSD	Development Services Department
EAS	Environmental Analysis Section
ED	Entitlements Division
EIR	Environmental Impact Report
EMS	Emergency Medical Services
EMT	emergency medical technician
EO	Executive Order
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Environmentally Sensitive Land
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	greenhouse gas
gpd	gallons per day
gpm	gallons per minute
GWP	global warming potential
HAZMAT	hazardous material
HCP	Habitat Conservation Plan
HMP	Hydromodification Management Plan
HRG	Historical Resources Guidelines
HVAC	heating, ventilation, and air conditioning
I-15	Interstate 15
IWRP	Integrated Water Resources Plan
kBtu	thousand British thermal units
kWh	kilowatts per hour
LDC	Land Development Code
L <sub>eq</sub>	hourly equivalent sound level
LID	low impact development
LOS	level of service
LTRP	long-term energy resource plan
MCAS	Marine Corps Air Station
MHPA	Multi-Habitat Planning Area
MLD	Most Likely Descendent
MMC	Mitigation Monitoring Coordination
MMRP	Mitigation Monitoring and Reporting Program
MMTCO <sub>2</sub> E	million metric tons of CO <sub>2</sub> equivalent
mpg	miles per gallon
mph	miles per hour
MSCP	Multiple Species Conservation Program
MTCO <sub>2</sub> E	metric tons of CO <sub>2</sub> equivalent
MTS	Metropolitan Transit System
MWD	Metropolitan Water District of Southern California
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Planning

## List of Abbreviated Terms

NO <sub>2</sub>	nitrogen dioxide
NOP	Notice of Preparation
NOx	nitrous oxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OSHA	Occupational Safety and Health Administration
PDP	Planned Development Permit
PFFP	Public Facilities Financing Plan
PI	Principal Investigator
PM <sub>10</sub>	particulate matter less than 10 microns in diameter
PM <sub>2.5</sub>	particulates 2.5 microns or less in diameter
PME	Paleontological Monitoring Exhibit
ppm	parts per million
project	The Glen at Scripps Ranch project
PRP	Paleontological Recovery Program
psi	pounds per square inch
PUD	Public Utilities Department
RAQS	Regional Air Quality Strategy
RE	Resident Engineer
REC	recognized environmental condition
ROG	reactive organic gas
RPS	Renewable Portfolios Standard
RUWMP	Regional Urban Water Management Plan
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SDAB	San Diego Air Basin
SDAPCD	San Diego County Air Pollution Control District
SDCWA	San Diego County Water Authority
SDFD	San Diego Fire-Rescue Department
SDG&E	San Diego Gas & Electric
SDP	Site Development Permit
SDPD	San Diego Police Department
SIP	State Implementation Plan
SMRCP	Scripps Miramar Ranch Community Plan
SO <sub>2</sub>	sulfur dioxide
SO <sub>x</sub>	sulfur oxide
SWMC	Solid Waste Management Coordinator
SWPPP	Storm Water Pollution Prevention Plan
TCM	Transportation Control Measure
TIA	Traffic Impact Analysis
TNM	Traffic Noise Model
USFWS	U.S. Fish and Wildlife Service
UWMP	Urban Water Management Plan
WMP	waste management plan

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# **S.0 Executive Summary**

## **S.1 Project Synopsis**

This summary provides a brief synopsis of: (1) the proposed The Glen at Scripps Ranch project (project), (2) the results of the environmental analysis contained within this Environmental Impact Report (EIR), (3) the alternatives to the project that were considered, and (4) the major areas of controversy and issues to be resolved by decision-makers. This summary does not contain the extensive background and analysis found in the document. Therefore, the reader should review the entire document to fully understand the project and its environmental consequences.

### **S.1.1 Project Location and Setting**

The 53-acre project site is located within the Scripps Miramar Ranch Community Plan (SMRCP) area in the north central portion of the City. The project site is bounded on the south by Marine Corps Air Station (MCAS) Miramar, on the southwest by Alliant International University campus, on the northwest by multi-family uses, on the north by Pomerado Road and single-family uses, and on the east by the Chabad Center of San Diego. A portion of the project site currently contains a baseball field, while the remainder of the site is undeveloped open space.

### **S.1.2 Project Objectives**

The following are the primary objectives for the project.

- Build and operate a California State licensed continuing care retirement community (CCRC) providing a full continuum of care and services with sufficient scale to be economically viable while located within a larger community.
- Provide a continuum of care and a range of services to allow seniors to remain within the community.
- Provide housing for seniors with convenient access to medical care facilities, transportation, retail, and recreational amenities.

### S.1.3 Project Description

A number of discretionary actions would be required to implement the project. These include:

- Community Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Planned Development Permit (PDP)
- Site Development Permit (SDP)
- Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment
- Vesting Tentative Map (VTM)
- Neighborhood Development Permit (NDP)

The project would construct 400 non-acute assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds. The 400 non-acute assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment style independent living units. The 50 acute assisted living units and the 60 skilled nursing beds would be located within the health center building. The project would also include a facilities building and a commons building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool.

The proposed land use summary is outlined below in Table S-1.

**TABLE S-1  
PROJECT DEVELOPMENT SUMMARY**

Land Use	Amount
Assisted Living Units:	
Villas	64 Units
Independent Living	288 Units
Garden Terrace	48 Units
Skilled Nursing Building	60 Beds
Acute Assisted Living Units	50 Units
Common/Recreation Building	57,600 square feet
Facilities Building	10,066 square feet
Entry Kiosk	205 square feet
Landscape/Open Space	1,456,125 square feet

The project also includes the installation of on-site water, sewer, and drainage facilities necessary to serve the new development, as well as off-site access and circulation improvements.

## **S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects**

Table S-2, located at the end of this section, summarizes the significant effects identified during the environmental analysis completed for the project. Table S-2 also includes mitigation measures to reduce or avoid the environmental effects, with a conclusion as to whether the impact has been mitigated to below a level of significance. The mitigation measures listed in Table S-2 are also discussed within each relevant topical area.

After analysis, potentially significant impacts requiring mitigation were identified for land use (MSCP), traffic circulation, biological resources, historical resources, and paleontological resources. The environmental analysis concluded that the significant and potentially significant impacts associated with biological resources, historical resources, and paleontological resources would be avoided or reduced to below a level of significance through implementation of recommended mitigation measures. Standard environmental mitigation measures are proposed during the grading and construction phase to reduce adverse environmental effects related to historical and paleontological resources during construction activities.

The project would result in significant direct and cumulative impacts to Pomerado Road as a result of the increase in traffic. Pomerado Road was classified as a four-lane major roadway. As stated in the SMRCP, "Improvement of Pomerado Road to four lanes between Scripps Ranch Boulevard and Spring Canyon Road is not advocated by this Plan... Further, before the Council takes any action on increasing the size of Pomerado Road from two lanes to four lanes, there must first be an advisory vote or referendum conducted by the City, at City expense, in the Scripps Ranch community." Since the City and Scripps Miramar Ranch Planning Board previously determined that they did not want to widen Pomerado Road to four lanes (see Section 4.2), direct and cumulative traffic impacts would remain significant and unmitigated. This traffic impact would also result in a secondary traffic-related land use impact because it would conflict with SMRCP policies to alleviate traffic congestion in the community. The traffic-related land use impacts would also remain significant and unmitigated. The environmental measures, in addition to further discussion of potential and anticipated environmental impacts, are detailed in Sections 3 and 4, and further discussed in Sections 5, 7, 8, and 9.

## **S.3 Areas of Controversy**

The Notice of Preparation (NOP) was distributed on July 3, 2013, for a 30-day public review and comment period. Public comments received on the NOP reflect controversy related to several environmental issues. The NOP and comment letters are included in this EIR as Appendix A. Controversy associated with the project primarily concerns the issues of land use, traffic circulation, and landform alteration. All of these issues are analyzed in the EIR.

## **S.4 Issues to be Resolved by the Decision-Making Body**

The City of San Diego (City) will need to decide in a public hearing if there are overriding considerations that would offset the significant and unavoidable traffic impacts and associated land use plan consistency. In addition, the City will determine if the significant impacts associated with the environmental issues of biological resources, historical resources, and paleontological resources have been fully mitigated to below a level of significance. The City will also decide, if the project conforms to regulations and policies, such as those in the General Plan and the SMRCP, and if deviations from these regulations are justified and acceptable. Lastly, the City will determine whether any alternative might meet the key objectives of the project while reducing its environmental impact.

## **S.5 Project Alternatives**

To fully evaluate the environmental effects of projects, CEQA mandates that alternatives to the project be analyzed. Section 15126.6 of the State CEQA Guidelines requires the discussion of “a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project” and the evaluation of the comparative merits of the alternatives. The alternatives discussion is intended to “focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project,” even if these alternatives would impede to some degree the attainment of the project objectives.

The alternatives identified below are intended to reduce or avoid significant environmental effects of the project. The EIR addresses Alternatives Considered but Rejected, No Project (No Development) Alternative, Alternative Consistent with the Approved CUP, and Reduced Grading/Development Alternative. Each major issue area included in the impact analysis of this EIR has been given consideration in the alternatives analysis. Alternatives to the project are evaluated in full in Chapter 9 of this EIR.

### **S.5.1 Alternatives Considered but Rejected**

Three alternatives to the project were considered but rejected. Among factors used to eliminate alternatives from detailed consideration in the EIR is failure to meet most of the basic project objectives or inability to avoid significant environmental effects.

#### **S.5.1.1 Alternative Access Route Alternative**

The Alternate Access Route Alternative was considered by the City. Under this alternative, an alternate route would provide access to the project site and would keep project trips off of Pomerado Road in an effort to avoid significant and unavoidable impacts due to congestion

along this primary community corridor. This alternative was rejected because it was determined that there are no reasonable and superior access routes. Pomerado Road is the only major roadway providing access in the immediate vicinity of the project. The project site is bounded by MCAS Miramar to the south, and due to federal ownership, no access would be granted through this property. Alternately, since Pomerado Road provides a direct link between Interstate 15 and Alliant International University, access via Avenue of Nations would not eliminate project traffic on Pomerado Road. Additionally, it would add traffic through Marshall Middle School and Alliant International University. This alternative was not considered for further analysis.

### **S.5.1.2 Alternative Location Alternative**

There are no other sites in the SMRCP area or adjoining communities that are within the applicant's control that would support the project needs. The project site would support the proposed development, and is located in close proximity to qualified residents, health care services, and commercial areas. Moving the project to an alternate site would not necessarily avoid or substantially lessen the project's impacts. Traffic impacts from development of an alternate site would have the potential to impact circulation segments, intersections, and freeways. A similar level of development would have the same impacts relative to air quality, greenhouse gas (GHG) emissions, public services and facilities, public utilities, energy, geology and soils, hydrology, and water quality. Depending on the alternate site location, when compared to the project, increased impacts relative to biological resources, noise, historical resources, paleontological resources, visual quality, and hazardous materials could occur.

### **S.5.1.3 Skilled Nursing Building Alternative**

The Skilled Nursing Building Alternative was considered to eliminate traffic impacts to Pomerado Road. Under this alternative, only the 60-bed skilled nursing building component of the project would be constructed. This alternative would generate 180 ADT. Pomerado Road would continue to operate at LOS F; however, the addition of project traffic would not result in a change in volume to capacity ratio more than 0.01, which is the City's threshold for determining if a project would result in a significant impact to roadway segments operating at LOS F. Thus, under this alternative, traffic impacts would be less than significant. By significantly reducing the development footprint and grading, and preserving more undisturbed open space, project-related impacts associated with visual quality/neighborhood character/landform alteration, biological resources, historical resources, and paleontological resources would be accordingly reduced when compared to the project. All other impacts would be the same, but incrementally reduced, as compared to the project. However, this alternative was rejected because it would not meet any of the project objectives including the provision of assisted living units and a range in care and service within the project community. Thus, this alternative was not considered for further analysis.

## **S.5.2 Alternatives Considered**

### **S.5.2.1 No Project (No Development) Alternative**

The No Project (No Development) Alternative for the project would be the maintenance of the site in its current undeveloped condition and would be equivalent to the existing environmental setting. Should the No Project (No Development) Alternative be implemented, the project's significant impacts associated with traffic on Pomerado Road would not occur. While adoption of the No Project (No Development) Alternative would maintain the existing undeveloped condition of the site and avoid impacts associated with the project (as described throughout Chapter 4.0); none of the project objectives would be attained.

### **S.5.2.2 Alternative Consistent with Approved CUP**

The project site is currently a part of Alliant International University, is designated as University land use in the SMRCP, and is permitted by CUP 133-PC. In accordance with the Community Plan Consistency Alternative, the project site would be developed with the uses as permitted by CUP 133-PC. The uses permitted by CUP 133-PC on the project site include an auditorium (cultural education center) to accommodate a maximum of 2,100 persons; academic facilities consisting of classrooms, lecture halls, faculty offices, and student study areas; a physical education gymnasium and play field; residence halls; an amphitheater; and permanent and temporary parking. The development footprint includes the entire project site.

CUP 133-PC was approved prior to CEQA; therefore, there is no environmental documentation. However, the impacts associated with the Alternative Consistent with CUP 133-PC were compared to those associated with the project. Street segment impacts were calculated for the existing, near-term, and year 2030 with and without the Alternative Consistent with the Approved CUP (see Section 9.0, Alternatives). As demonstrated, this alternative would increase the number of trips on Pomerado Road, and result in greater significant unmitigated traffic impacts. As a result of the increase in traffic and intensity of development, impacts associated with noise, air quality, and GHG emissions would also be greater than the project. Impacts associated with other issue areas analyzed in this EIR would be incrementally increased because of increased intensity, grading, and traffic associated with this alternative.

Additionally, this alternative would not meet any of the project objectives.

### **S.5.2.3 Reduced Grading/Development Alternative**

The Reduced Grading/Development Alternative would construct fewer CCRC units and would reduce the grading footprint compared to the project. To eliminate encroachment into steep slopes, this alternative would result in 22 fewer villa units when compared to the project, and there would be no grading of the steep slopes located in the southwest corner of the project site. In addition to the loss of these units, to avoid impacts to steep hillsides, an additional shift and

redesign of the independent living units and commons building would be required, which could further reduce the number of units.

Street segment impacts were calculated for the existing, near-term, and year 2030 with and without the Reduced Grading/Development Alternative (see Section 9.0, Alternatives). As demonstrated, this alternative would reduce the number of trips on Pomerado Road, but would still result in significant unmitigated traffic impacts. By reducing the development footprint and grading, and preserving more undisturbed open space, project-related impacts associated with visual quality/neighborhood character/landform alteration, biological resources, historical resources, and paleontological resources would be accordingly reduced when compared to the project. There would be no impacts to steep slopes, thus landform alteration impacts would be less than significant. All other impacts under the Reduced Grading/Development Alternative would be the same as compared to the project.

The Reduced Grading/Development Alternative would meet all of the project's objectives, though to a lesser degree than the project

### **S.5.3 Environmentally Superior Alternative**

The Reduced Grading/Development Alternative would be considered the environmentally superior alternative since it would incrementally reduce impacts associated with land use, traffic, biological resources, historical resources, paleontological resources, landform alteration, air quality, greenhouse gases, public services and facilities, and energy compared to the project. While the project would have incrementally greater impacts, all impacts except those related to traffic on Pomerado Road would all be reduced to below a level of significance. The Reduced Grading/Development Alternative would not avoid impacts. Pomerado Road is projected to operate at unacceptable levels of service even without development of the project site. As calculated in Section 9.0, Alternatives, when compared to the project, there would be less traffic on Pomerado Road. While this reduction in trips associated with the Reduced Grading/Development Alternative would incrementally reduce the traffic impacts associated with the project, the impacts would remain significant and unavoidable. By reducing the grading footprint, this alternative would result in less than significant landform alteration impacts.

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**TABLE S-2  
SUMMARY OF SIGNIFICANT ENVIRONMENTAL ANALYSIS RESULTS**

Environmental Issue	Results of Impact Analysis	Mitigation	Impact Level After Mitigation
<b>LAND USE</b>			
Would the proposal result in a conflict with the environmental goals, objectives, or recommendations of the General/Community Plan in which it is located?	Overall, the project would be consistent with most of the City's General Plan and SMRCP goals, policies, and objectives. However, the increase in traffic on Pomerado Road would be significant and unavoidable, conflicting with General Plan and SMRCP goals of alleviating traffic impacts in the region. Therefore, impacts would be significant.	Widening Pomerado Road to four lanes would mitigate the traffic impacts. However, the City and Scripps Miramar Ranch Planning Board determined that they did not want to widen Pomerado Road east of Scripps Ranch Boulevard to four lanes. The traffic-related land use impacts would remain significant and unmitigated.	Significant and Unmitigable
Would the proposal conflict with the provisions of the City's MSCP Subarea Plan or other approved local, regional, or state habitat conservation plan?	Indirect impacts to the adjacent MHPA from project construction and operation would be potentially significant. To preclude such impacts, the project would implement the City's MHPA Land Use Adjacency Guidelines. In order to assist City staff in determining that these impact-avoiding design features have been included in the project's final plans, verification by a qualified biologist would be required. This verification has been included in the mitigation measure.	<p><b>a. Protection during Construction</b></p> <p>Mitigation for construction-related impacts related to MHPA adjacency would include biological construction monitoring as detailed in the procedures outlined in <b>LAND-1</b> in Section 4.1 of this EIR and in Table 10-1 of the MMRP.</p> <p><b>b. MHPA Adjacency</b></p> <p>Mitigation for indirect impacts related to MHPA adjacency as well as impacts to California gnatcatcher would include biological construction monitoring as detailed in the procedures outlined in <b>LAND-2</b> in Section 4.1 of this EIR and in Table 10-1 of the MMRP.</p>	Less than Significant

**TABLE S-2  
SUMMARY OF SIGNIFICANT ENVIRONMENTAL ANALYSIS RESULTS  
(continued)**

Environmental Issue	Results of Impact Analysis	Mitigation	Impact Level After Mitigation
<b>TRAFFIC CIRCULATION</b>			
<p>Would the project result in an increase in project traffic which is substantial in relation to the existing traffic load and capacity of the street system?</p>	<p><b>a. Direct Impacts</b></p> <p><b>Street Segments</b></p> <p>Significant direct impacts would occur at the following four locations:</p> <ul style="list-style-type: none"> <li>• Pomerado Road between I-15 northbound ramps and Willow Creek Road.</li> <li>• Pomerado Road between Willow Creek Road and Scripps Ranch Boulevard.</li> <li>• Pomerado Road between Scripps Ranch Boulevard and Chabad Center Driveway.</li> <li>• Pomerado Road between Chabad Center Driveway and Avenida Magnifica.</li> </ul> <p>Miramar Road between I-15 southbound ramps and I-15 northbound ramps would operate at an acceptable LOS C. Direct impacts to Miramar Road would be less than significant.</p> <p><b>Intersections</b></p> <p>Significant direct impacts would occur at one location:</p> <ul style="list-style-type: none"> <li>• Pomerado Road and Willow Creek Road.</li> </ul> <p><b>b. Year 2030 (Cumulative) Impacts</b></p> <p><b>Street Segments</b></p> <p>Significant cumulative traffic impacts would occur at the following four locations:</p> <ul style="list-style-type: none"> <li>• Pomerado Road between I-15 northbound ramps and Willow Creek Road.</li> <li>• Pomerado Road between Willow Creek Road and Scripps Ranch Boulevard.</li> <li>• Pomerado Road between Scripps Ranch Boulevard and Chabad Center Driveway.</li> <li>• Pomerado Road between Chabad Center Driveway and Avenida Magnifica</li> </ul> <p>Miramar Road between I-15 southbound ramps and I-15 northbound ramps would operate at an acceptable LOS C. Direct impacts to Miramar Road would be less than significant.</p> <p><b>Intersections</b></p> <p>Significant cumulative impacts would occur at two locations:</p> <ul style="list-style-type: none"> <li>• Pomerado Road and Willow Creek Road.</li> <li>• Pomerado Road and Scripps Ranch Boulevard.</li> </ul>	<p>Widening Pomerado Road to four lanes would mitigate the traffic impacts. However, the City and Scripps Miramar Ranch Planning Board determined that they did not want to widen Pomerado Road east of Scripps Ranch Boulevard to four lanes. Therefore, impacts would remain significant and unmitigated.</p>	<p>Significant and Unmitigated</p>
<b>BIOLOGICAL RESOURCES</b>			
<p>Would the project result in a substantial adverse impact, either directly or through habitat modifications, to any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the CDFW or USFWS?</p>	<p>No coastal California gnatcatcher or raptor nests have been observed on-site; however, the on- and off-site project grading and construction could have direct impacts to Cooper's hawk, raptors, and other migratory or nesting birds located within the project footprint. The project construction activities could indirectly impact coastal California gnatcatcher from noise, intrusion, water quality, and lighting, potentially resulting in a significant biological impact. Direct impacts to Cooper's hawk raptors, and migratory or nesting birds and indirect impacts to coastal California gnatcatcher would be significant.</p>	<p>Mitigation for construction-related impacts related to MHPA adjacency as well as impacts to California gnatcatcher (refer to <b>LAND-1 and LAND-2</b>) and other nesting birds (refer to <b>BIO-1</b>) would include protocol surveys, construction buffers, and biological construction monitoring as detailed in the procedures outlined in <b>BIO-1</b> in Section 4.3 of this EIR, and <b>LAND-1 and LAND-2</b> in Section 4.1 of this EIR, and in Table 10-1 of the MMRP.</p>	<p>Less than Significant</p>

**TABLE S-2  
SUMMARY OF SIGNIFICANT ENVIRONMENTAL ANALYSIS RESULTS  
(continued)**

Environmental Issue	Results of Impact Analysis	Mitigation	Impact Level After Mitigation
<b>BIOLOGICAL RESOURCES (cont.)</b>			
Would the project result in a substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the LDC or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	The project would impact 28.86 acres of sensitive upland habitat consisting of disturbed Diegan coastal sage scrub, southern mixed chaparral, disturbed southern mixed chaparral, and disturbed non-native grassland. With the approved MHPA boundary line adjustment, all impacts would occur outside the MHPA. Impacts to sensitive habitats would be significant.	As identified as <b>BIO-2</b> and <b>BIO-3</b> in Section 4.3 of this EIR and Table 10-1 of the MMRP, impacts to sensitive habitats would be mitigated through on-site preservation, biological construction monitoring, and the conveyance of the on-site MHPA to the San Diego MCSP preserve.	Less than Significant
Would the project result in a substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?	Impacts to ACOE, CDFW, RWQCB, and City wetland and non-wetland streambed waters would be permanent and significant. These jurisdictional resources are composed of ACOE non-wetland waters of the U.S. and CDFW/RWQCB streambed.	As identified as <b>BIO-4</b> , <b>BIO-5</b> , and <b>BIO-6</b> , in Section 4.3 of this EIR and Table 10-1 of the MMRP, impacts to wetlands would be mitigated through on-site restoration/establishment of natural flood channel/riparian scrub habitat and the preparation of a Wetland Mitigation Plan.	Less than Significant
Would the project introduce a land use with an area adjacent to the MHPA that would result in adverse edge effects?	Impacts to the MHPA as a result of edge effects would be significant.	Impacts related to MHPA adjacency and edge effects would be mitigated through measures <b>LAND-1</b> and <b>LAND-2</b> summarized under Land Use above and detailed in Section 4.1 of this EIR and in Table 10-1 of the MMRP.	Less than Significant
<b>HISTORICAL RESOURCES</b>			
Would the project result in the alteration, including the adverse physical or aesthetic effects and/or the destruction of a prehistoric or historic building (including an architecturally significant building), structure, or object or site?	The field survey found no prehistoric or historic cultural material on the project site. However, there is potential for significant subsurface cultural deposits in a small portion of the Carroll Canyon floodplain. If present, grading would uncover and destroy these subsurface resources, thereby resulting in a significant impact.	Mitigation for impacts to historical resources would include archaeological monitoring as detailed in the procedures outlined in <b>HIST-1</b> in Section 4.5 of this EIR and in Table 10-1 of the MMRP.	Less than Significant
<b>PALEONTOLOGICAL RESOURCES</b>			
Would the project require over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit?	Implementation of the project has the potential to result in significant impacts to paleontological resources due to grading within formations. Impacts would be significant.	Mitigation for impacts to paleontological resources would include paleontological monitoring as detailed in the procedures outlined in <b>PALEO-1</b> in Section 4.6 of this EIR and in Table 10-1 of the MMRP.	Less than Significant

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# 1.0 Introduction

This Environmental Impact Report (EIR) addresses the potential environmental effects of the proposed The Glen at Scripps Ranch project (project) and has been prepared by the City of San Diego (City) in compliance with the California Environmental Quality Act (CEQA) and Guidelines (Public Resources Code, Section 21000 et seq. and California Code of Regulations, Title 14, Section 15000, et seq.), and in accordance with the City of San Diego's EIR Guidelines (City of San Diego 2005) and Significance Determination Thresholds (City of San Diego 2011).

The project proposes to construct 400 non-acute assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds. The 400 non-acute assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment-style units. The 50 acute assisted living units and the 60 skilled nursing beds would be located within the health center. The project would also include a facilities building and a Commons building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool. The 53-acre site is located at 10455 Pomerado Road in the community of Scripps Ranch.

Discretionary actions required to implement the project include:

- Community Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Planned Development Permit (PDP)
- Site Development Permit (SDP)
- Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA)
- Vesting Tentative Map (VTM)
- Neighborhood Development Permit (NDP)

## 1.1 EIR Purpose and Intended Uses

The EIR is informational in nature and is intended for use by City decision makers, other agencies, and the public in evaluating the potential environmental effects, mitigation measures, and alternatives of the project.

By recognizing the environmental impacts of the project, decision makers will have a better understanding of the physical and environmental changes that would accompany the approval of the project. The EIR includes recommended mitigation measures which, when implemented,

would lessen or avoid significant effects of the project on the environment, whenever feasible. Alternatives to the project are presented that could further reduce or avoid significant impacts associated with the project.

## 1.2 EIR Legal Authority

### 1.2.1 Lead Agency

The City is the Lead Agency for the project pursuant to Article 4 (Sections 15050 and 15051) of the CEQA Guidelines. The Lead Agency, as defined by CEQA Guidelines Section 15367, is the public agency that has the principal responsibility and authority for carrying out or approving the project. As Lead Agency, the City Development Services Department, Environmental Analysis Section (EAS) conducted a preliminary review of the project and determined that this EIR was required. The analysis and findings in this document reflect the independent, impartial conclusions of the City.

### 1.2.2 Responsible and Trustee Agencies

State law requires that all EIRs be reviewed by Responsible and Trustee Agencies. A Responsible Agency, defined pursuant to State CEQA Guidelines Section 15381, includes all public agencies other than the Lead Agency which have discretionary approval power over the project. A Trustee Agency is defined in Section 15386 of the CEQA Guidelines as a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the state of California.

Implementation of the project would require consultation with the following Trustee Agencies, as described below.

**Federal Aviation Administration (FAA):** Because the project site lies within the FAA Noticing Area for Marine Corps Air Station (MCAS) Miramar, the project was submitted to the FAA for their review against federal obstruction evaluation criteria contained in the Federal Code of Regulations, Title 14, FAA Part 77 (Obstruction Evaluation/Airport Airspace Analysis). The FAA issued a No Hazard to Air Navigation Determination (Aeronautical Study No. 2011-AWP-6945-OE, Issued Date: July 10, 2013).

**San Diego County Air Pollution Control District (SDAPCD):** The County of San Diego (County) Board of Supervisors sits as the Board of the SDAPCD, which is an agency that regulates sources of air pollution within the county. This is accomplished through an integrated monitoring, engineering, and compliance operation, each of which is a separate division within the SDAPCD, and each is designed to protect the public from the adverse impacts of polluted air. The SDAPCD would be responsible for issuing permits for construction and operation of future projects.

**San Diego Regional Water Quality Control Board (RWQCB):** The San Diego RWQCB regulates water quality through the Section 401 certification process and oversees the National Pollutant Discharge Elimination System (NPDES) Permit No. CA 0108758, which consists of wastewater discharge requirements. The RWQCB would be both a Responsible and Trustee Agency, as it has discretionary approval power over the project and holds regional water quality in its trust through the NPDES compliance review process.

## 1.3 EIR Scope and Content and Format

### 1.3.1 Scope

The scope of analysis for this EIR was determined by the City as a result of initial project review and consideration of comments received in response to a Notice of Preparation (NOP) circulated in July 2013 for the project. The City's NOP, associated responses, and comments made during the scoping meeting are included in Appendix A of this EIR.

Through these scoping activities, the project was determined to have the potential to result in the following significant environmental impacts:

- Land Use
- Traffic Circulation
- Biological Resources
- Noise
- Historical Resources
- Paleontological Resources
- Visual Quality/Neighborhood Character/Landform Alteration
- Health and Safety/Hazardous Materials
- Air Quality
- Greenhouse Gas Emissions
- Public Services and Facilities
- Public Utilities
- Energy

### 1.3.2 Type of EIR

This EIR has been prepared as a Project EIR, as defined in Section 15161 of the CEQA Guidelines. In accordance with CEQA, this Project EIR examines the environmental impacts of a specific development project, the project, and focuses on the physical changes in the environment that would result from the project.

### 1.3.3 EIR Content

The intent of this EIR is to determine whether implementation of the project would have a significant effect on the environment through analysis of the issues identified during the scoping process (see Section 1.3.1 above). Pursuant to CEQA Guidelines Section 15126, all phases of the project are considered in this EIR when evaluating its potential impacts on the environment, including the planning, acquisition, development, and operation phases. Impacts are identified

as direct or indirect, short-term or long-term, and assessed on a “plan-to-ground” basis. The “plan-to-ground” analysis addresses the changes or impacts that would result from implementation of the project compared to existing conditions.

## 1.3.4 EIR Format

### 1.3.4.1 Organization

The format and order of contents of this EIR follow the direction of the City’s EIR Guidelines (2005). A brief overview of the various sections of this EIR is provided below:

- **Executive Summary.** Provides a summary of the EIR, a brief description of the project, identification of areas of controversy, and inclusion of a summary table identifying significant impacts, proposed mitigation measures, and impact rating after mitigation. A summary of the analyzed project alternatives and a comparison of the potential impacts of the alternatives with those of the project are also provided.
- **Section 1.0, Introduction.** Contains an overview of the purpose and intended uses of the EIR; Lead, Responsible, and Trustee Agencies; and the CEQA environmental review process. It also provides a discussion of the scope and format of the EIR.
- **Section 2.0, Environmental Setting.** Provides a description of the project’s regional context, location, and existing physical characteristics and land use. Available public infrastructure and services, as well as relationship to relevant plans, are also provided in this section.
- **Section 3.0, Project Description.** Provides a detailed discussion of the project, including background, objectives, key features, off-site components, and environmental design considerations. The discretionary actions required to implement the project and a chronicle of project changes are also included.
- **Section 4.0, Environmental Analysis.** Provides a detailed evaluation of potential environmental impacts for several environmental issues. In accordance with the City’s EIR Guidelines, Section 4.0 begins with the issue of land use, followed by the remaining issues in order of significance. Under each issue area in Section 4.0, Environmental Analysis, this EIR includes a description of the existing conditions relevant to each environmental topic; presentation of threshold(s) of significance based on the City Development Services Department’s CEQA Significance Determination Thresholds for the particular issue area under evaluation; identification of an issue statement; an assessment of any impacts associated with implementation of the project; a summary of the significance of any project impacts; and recommendations for mitigation measures and mitigation monitoring and reporting, as appropriate, for each significant issue area.

- **Section 5.0, Significant Unavoidable Environmental Effects/Significant Irreversible Environmental Changes.** Discusses the significant unavoidable impacts of the project, including those that can be mitigated but not reduced to below a level of significance. This section also describes the potentially significant irreversible changes that may be expected with development of the project and addresses the use of nonrenewable resources during its construction and operational life.
- **Section 6.0, Growth Inducement.** Evaluates the potential influence the project may have on economic or population growth within the project area as well as the region, either directly or indirectly.
- **Section 7.0, Cumulative Impacts.** Identifies the impact of the project in combination with other planned and future development in the region.
- **Section 8.0, Effects Found Not to Be Significant.** Identifies all of the issues determined in the scoping and preliminary environmental review process to be not significant and briefly summarizes the basis for these determinations.
- **Section 9.0, Alternatives.** Provides a description of alternatives to the project, including Alternatives Considered but Rejected, a No Project (No Development) Alternative, a Reduced Development Alternative, and a Reduced Grading Alternative.
- **Section 10.0, Mitigation Monitoring and Reporting Program.** Documents all the mitigation measures identified in the EIR and required as part of the project.
- **Section 11.0, References Cited.** Lists all of the reference materials cited in the EIR.
- **Section 12.0, Individuals and Agencies Consulted.** Identifies all of the individuals and agencies contacted during preparation of the EIR.
- **Section 13.0, Certification Page.** Identifies the individuals responsible for the preparation of the EIR.

### 1.3.4.2 Technical Appendixes

Technical appendixes, used as a basis for much of the environmental analysis in the EIR, have been summarized in the EIR and are printed under separate cover as part of the EIR. The technical appendixes are available for review at the City Development Services Center, 1222 First Avenue, MS 501, San Diego, California 92101.

### 1.3.4.3 Incorporation by Reference

As permitted by CEQA Guidelines Section 15150, this EIR has referenced several technical studies and reports, including the City General Plan EIR. Information from these documents has been briefly summarized in this EIR, and their relationship to this EIR described. These

documents are included in Section 11.0, References Cited, are hereby incorporated by reference, and are available for review at the City Development Services Center, 1222 First Avenue, San Diego, California 92101.

## **1.4 EIR Process**

The EIR review process occurs in two basic stages. The first stage is the Draft EIR, which offers the public the opportunity to comment on the document, while the second stage is the Final EIR, which provides the basis for approving the project.

### **1.4.1 Draft EIR**

In accordance with Sections 15085 and 15087 (a) (1) of the CEQA Guidelines, upon completion of the Draft EIR a Notice of Completion is filed with the State Office of Planning and Research, and notice of availability of the Draft EIR issued in a newspaper of general circulation in the area.

The Draft EIR is distributed for review to the public and interested and affected agencies for the purpose of providing comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated” (Section 15204, CEQA Guidelines).

This Draft EIR and all related technical studies are available for review during the public review period at the offices of the City, Development Services Department, Land Development Review, located at 1222 First Avenue, Fifth Floor, San Diego, California, 92101. Copies of the Draft EIR are also available at the following public libraries:

San Diego Public Library Central Library  
330 Park Boulevard  
San Diego, California 92101

Scripps Miramar Ranch Library  
10301 Scripps Lake Drive  
San Diego, California 92131

The EIR is also available for review online at:  
<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>.

### **1.4.2 Final EIR**

Following public review of the Draft EIR, the City will provide written responses to comments per CEQA Guidelines Section 15088 and will consider all comments in making its decision to certify the Final EIR. Responses to the comments received during public review, a Mitigation Monitoring and Reporting Program (MMRP), Findings of Fact, and a Statement of Overriding Considerations for any impacts identified in the Draft EIR as significant and unmitigable will be prepared and compiled as part of the Final EIR.

The culmination of this process is a public hearing where the City Council will determine whether to certify the Final EIR as being complete and in accordance with CEQA. The Final EIR will be available for public review at least 14 days before the public hearing to provide commenters the opportunity to review the written responses to their comment letters.

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## **2.0 Environmental Setting**

### **2.1 Regional Setting**

The project site is located within the City of San Diego, within San Diego County (Figure 2-1). The project area is located in proximity to Mira Mesa, Lake Miramar, and MCAS Miramar. The Pacific Ocean forms the City's western limit, and the project site lies inland approximately 10 miles.

The 53-acre project site is located within the Scripps Miramar Ranch Community Plan (SMRCP) area in the north central portion of the City. The SMRCP area encompasses 4,365 acres and is generally bounded by the Miramar Ranch North and Sabre Springs planning areas and the City of Poway on the north and northeast, Interstate 15 (I-15) on the west, currently unplanned future urbanizing area of the City on the east, and MCAS Miramar on the south.

### **2.2 Project Location**

The project site is located east of I-15 and south of Pomerado Road. More specifically, it is located at 10455 Pomerado Road and covers Assessor's Parcel Number 363-080-41. The project site is found in Section 4, Township 15 South, Range 2 West, of the U.S. Geological Survey 7.5-minute topographic map, Poway quadrangle (Figure 2-2). The project site is currently a part of Alliant International University.

As shown in the aerial photograph (Figure 2-3), the project site is bounded on the south by MCAS Miramar, on the southwest by Alliant International University campus, on the northwest by multi-family uses, on the north by Pomerado Road and single-family uses, and on the east by Chabad Center of San Diego.

### **2.3 Physical Environment**

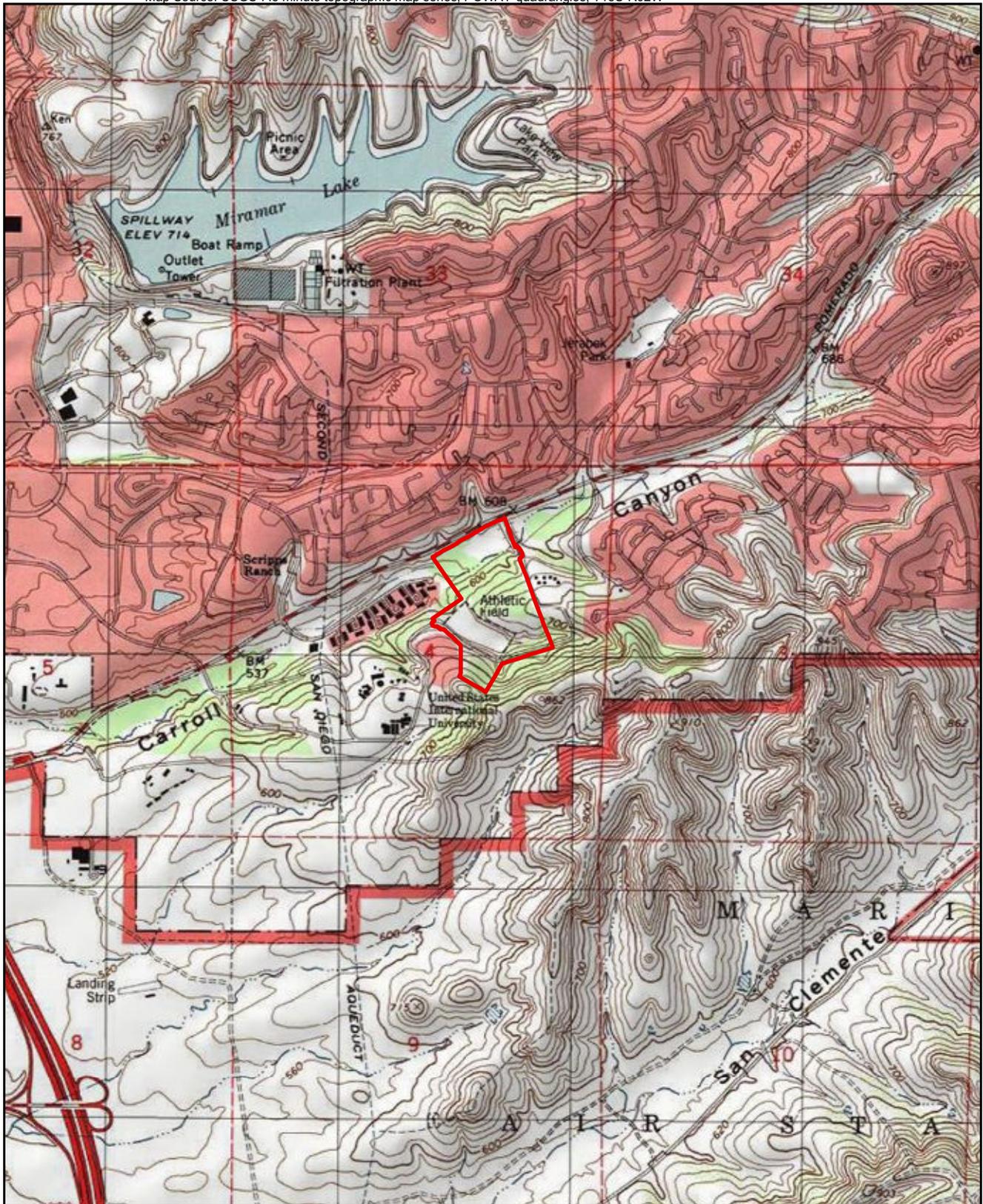
#### **2.3.1 Land Use**

The SMRCP area is characterized primarily by single-family residential uses and open space. Commercial and industrial/storage land uses are located at the western portion of the area adjacent to I-15. Several multi-family developments are also located in the western portion of the area. The Miramar Reservoir (also known as Lake Miramar) is located in the northern portion of the community. The Miramar Reservoir is owned, operated, and maintained by the City, and is also a popular recreation site that includes boating, fishing, picnicking, and a trail that wraps around the lake. MCAS Miramar is located to the south of the SMRCP area. There are four runways that serve the airfield.



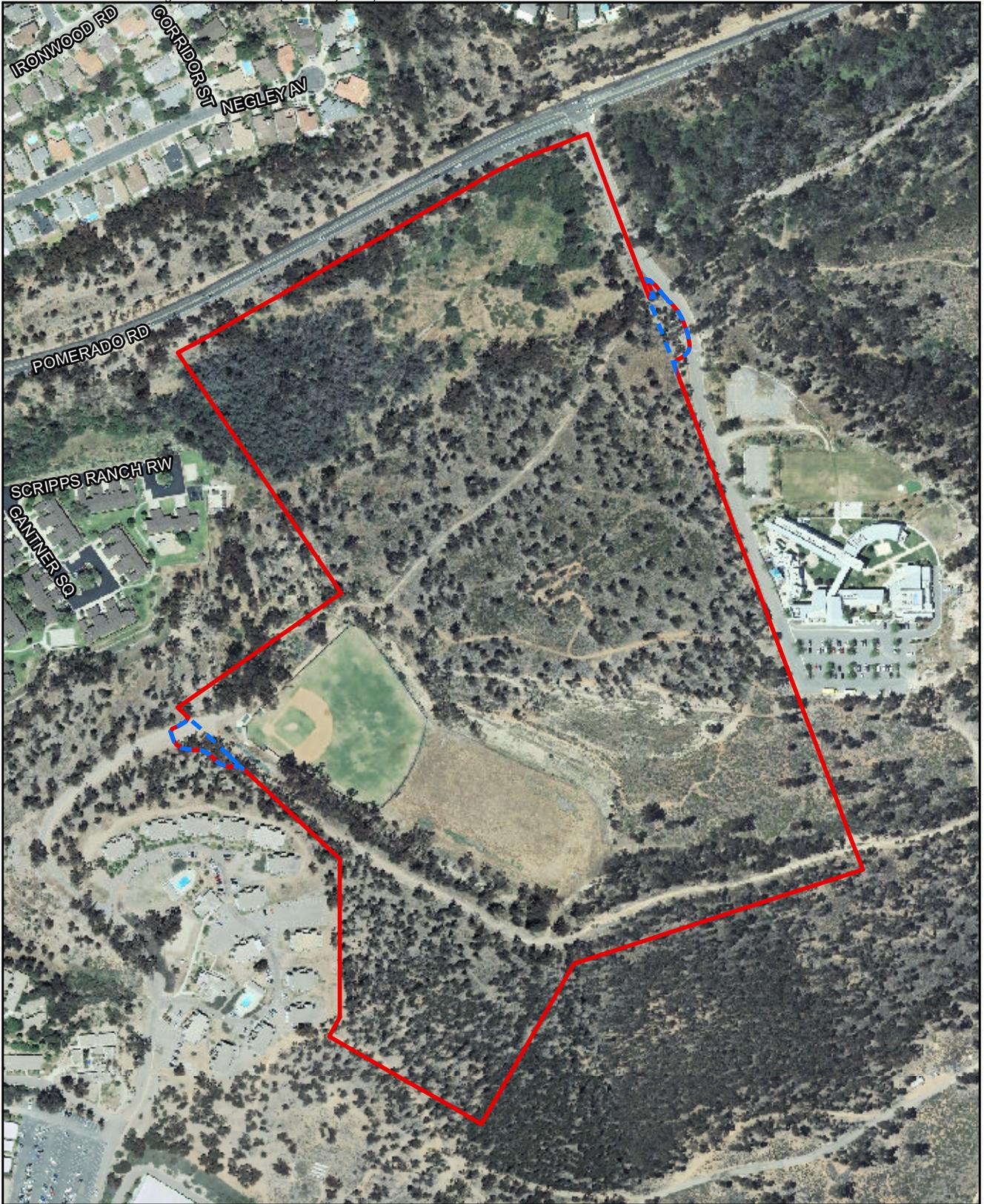
 Project Location

FIGURE 2-1  
Regional Location



 Project Boundary

FIGURE 2-2  
Project Location on USGS Map



-  Project Boundary
-  Off-Site Grading Improvement Areas

FIGURE 2-3

Project Location on Aerial Photograph

The MCAS Miramar runways are approximately 2.5 miles southwest of the project site. The eastern portion of MCAS Miramar is undeveloped and is used for military training.

A portion of the project site currently contains a baseball field, while the remainder of the site is undeveloped open space. The project site is owned by Alliant International University, and is permitted by CUP 133-PC. The uses permitted by CUP 133-PC for the project site include an auditorium (cultural education center) to accommodate a maximum of 2,100 persons; academic facilities consisting of classrooms, lecture halls, faculty offices, and student study areas; a physical education gymnasium and play field; residence halls; an amphitheater; and permanent and temporary parking, and an Olympic-style golf course in the watershed area. Alliant International University does not have plans to construct these facilities, and except for the baseball field, the project site remains vacant and unused.

MHPA lands are those that have been included within the City's Multiple Species Conservation Program (MSCP) Subarea Plan for habitat conservation. A total of 4.31 acres of the project site is located within the MHPA, and the majority of the site is adjacent to MHPA.

## **2.3.2 Transportation**

The regional transportation network in the project area consists of I-15 to the west and State Route 52 to the south. Pomerado Road fronts the northern border of the project site and provides primary local access to the project area as well as a regional east-west travel way through the SMRCP area. Access to the project site is provided by the Chabad Center Driveway intersection with Pomerado Road.

The nearest Metropolitan Transit System (MTS) bus stop is at Willow Creek Road and Aviary Drive, approximately one mile from the project site. Within the project area, Pomerado Road and Miramar Road include Class II bicycle lanes.

## **2.3.3 Air Quality/Climate**

The project area is within the San Diego Air Basin (SDAB), as defined by the California Air Resources Board (CARB) and SDAPCD. The eastern portion of the SDAB is surrounded by mountains to the north, east, and south. These mountains tend to restrict airflow and concentrate pollutants in the valleys and low-lying areas below.

The project area, like the rest of San Diego County's coastal areas, has a Mediterranean climate characterized by warm, dry summers and mild, wet winters. The dominant meteorological feature affecting the region is the Pacific High Pressure Zone, which produces the prevailing westerly to northwesterly winds. These winds tend to blow pollutants away from the coast toward the inland areas. Consequently, air quality near the coast is generally better than that which occurs at the base of the coastal mountain range.

## 2.0 Environmental Setting

The SDAPCD maintains 11 air quality monitoring stations throughout the greater San Diego metropolitan region. Air pollutant concentrations and meteorological information are continuously recorded at these stations. Measurements are then used by scientists to help forecast daily air pollution levels. Current measurements are discussed in detail in Section 4.9, Air Quality. The SDAB is currently classified as a federal and state non-attainment area for ozone and a state non-attainment area for particulate matter less than 10 microns ( $PM_{10}$ ), particulate matter less than 2.5 microns ( $PM_{2.5}$ ), and ozone, and a federal maintenance area for carbon monoxide (CO). Air pollutants transported into the basin from the adjacent South Coast Air Basin (encompassing Los Angeles and Orange County) substantially contribute to the non-attainment conditions in the SDAB.

### 2.3.4 Topography/Landcover

The project site is located in an area of hills and drainages on the south side of Carroll Canyon. Land in the area is generally characterized by slopes in excess of 13 percent, found primarily in Carroll Canyon and subsidiary canyons.

A large ridge runs diagonally across the center of the project site from the southeast to northwest. A drainage originally ran from the southeast corner of the project site diagonally across the property and emptied into Carroll Canyon. Elevation ranges from approximately 550 to 790 feet above mean sea level. The southern end of the property consists of the north-facing slopes of an off-site westerly trending ridge, and is cut by two drainages. Cobbles are eroding out of the slopes of the large ridge and are scattered over the slopes and ridge top.

An area measuring approximately 270 meters by 100 meters in the west-central portion of the site has been extensively cut and filled in the past. This area was originally a southeast to northwest trending canyon that probably measured less than 60 meters wide. The sides of the canyon were extensively cut back, and the resulting soil was used to fill the bottom of the canyon. The cut slopes are up to 60 feet high. The northwestern half of this fill area is now being used as a baseball field, and the southeastern half is a vacant, abandoned softball field, and is owned and permitted by Alliant International University.

Vegetation on the project site consists predominately of eucalyptus and disturbed southern mixed chaparral. The disturbed southern mixed chaparral occurs on the central ridge. On the north-facing slope it forms an understory to the scattered eucalyptus, and becomes denser towards the top and on the south facing slope of the ridge. There is a patch of disturbed coastal sage scrub in the floodplain. The floodplain has a large grove of eucalyptus, and there is a second eucalyptus grove on the north-facing slope at the south end of the property. Eucalyptus trees are scattered across the rest of the property, denser at the base of the large central ridge and thinning as elevation increases.

There are no buildings on the project site.

### **2.3.5 Drainage**

The project area lies within a portion of several existing on-site drainage basins. The majority of the site drains north-westerly towards Pomerado Road and I-15. Sheet runoff is directed through several natural earth drainage swales and discharges into an existing natural drainage channel adjacent to Pomerado Road. Runoff is further directed and channelized under Scripps Ranch Road and Avenue of Nations towards Miramar Road via a box culvert drainage system.

The 100-year floodplain of the Carroll Canyon drainage extends across the northern portion of the project site.

## **2.4 Public Utilities**

The following provides a brief description of the existing public water and wastewater facilities that are available to serve the proposed project. Section 4.12 of this EIR provides a more detailed discussion of public utilities, including evaluation of infrastructure capacity and project needs.

### **2.4.1 Water Systems**

The Public Utilities Department (PUD) provides water service to the south central portion of San Diego County, including the project site. The PUD maintains surface storage reservoirs, water treatment plants, and pump stations as part of their water system. The water system also includes transmission and distribution pipelines to deliver potable water to developed areas. The existing water distribution system in the project area includes a dual 10-inch public water main located in Pomerado Road adjacent to the project site. The existing Chabad Center, located east of the project site, includes a private access drive with dual 10-inch water mains. Currently, there are no on-site water lines.

### **2.4.2 Wastewater Systems**

The PUD provides wastewater collection, treatment, and disposal services to the San Diego region through its Metropolitan Sewerage System. An existing 8-inch sewer main is located within the public utility easement in Chabad Center Driveway. The 8-inch sewer connects to an existing 15-inch public sewer in Pomerado Road. Currently, there are no sewer mains on-site.

## **2.5 Planning Context**

Development projects in the City are generally guided by the City's General Plan, and more specifically by the applicable community plan. In addition, various other City, regional, and state plans, programs, and ordinances regulate the development of land within San Diego. A brief description of each is provided below. A detailed evaluation of the project's consistency with relevant plans and ordinances is provided in Section 4.1, Land Use, of this EIR.

## 2.0 Environmental Setting

**City General Plan:** The City General Plan sets forth a comprehensive long-term plan for development within the City. The General Plan incorporates a City of Villages strategy, which redirects development to areas with available urban amenities and includes the following 10 elements: Land Use and Community Planning; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Noise; Historic Preservation; and Housing.

**Scripps Miramar Ranch Community Plan:** The SMRCP contains community-specific development objectives and policies within its 11 elements that are refinements of citywide policies contained in the General Plan.

**Land Development Code (Municipal Code):** The City's Municipal Code contains all the adopted ordinances for the City and is divided into 15 chapters. Chapters 11 through 14 are known collectively as the Land Development Code (LDC) and include applicable development regulations for the Base Zones of a project site, as well as supplemental development regulations contained within the applicable Overlay Zones.

**Multiple Species Conservation Program:** The MSCP is a comprehensive program to preserve a network of habitat and open space in the region. One of the primary objectives of the MSCP is to identify and maintain a preserve system which allows for animals and plants to exist at both the local and regional levels.

**MCAS Miramar Airport Land Use Compatibility Plan (ALUCP):** The purpose of an ALUCP is to provide for the orderly growth of airports and the areas surrounding the airports, and to safeguard the general welfare of inhabitants within an airport's vicinity.

**Air Quality Plans:** Air quality plans provide an overview of the region's air quality and identify the pollution-control measures needed to expeditiously attain and maintain air quality standards. The region's plans include the San Diego Regional Air Quality Strategy (RAQS), addressing state requirements, and the San Diego portion of the California State Implementation Plan (SIP), addressing federal requirements.

**Water Quality Control Plan:** The Water Quality Control Plan for the San Diego Basin designates beneficial uses for water bodies in the San Diego Region, and establishes water quality objectives and implementation plans to protect those beneficial uses.

## 3.0 Project Description

### 3.1 Project Objectives

In accordance with CEQA Guidelines Section 15124, the following primary objectives support the purpose of the project, assist the lead agency in developing a reasonable range of alternatives to be evaluated in this EIR, and ultimately aid decision-makers in preparing findings and overriding considerations, if necessary.

- Build and operate a California State licensed continuing care retirement community (CCRC) providing a full continuum of care and services with sufficient scale to be economically viable while located within a larger community.
- Provide a continuum of care and a range of services to allow seniors to remain within the community.
- Provide housing for seniors with convenient access to medical care facilities, transportation, retail, and recreational amenities.

### 3.2 Proposed Use

CCRCs are designed for older adults who have previously been living independently and desire advanced age services, maintenance-free living, and healthcare support. CCRCs consist of several components, including assisted living units and skilled nursing facilities. The LDC does not currently have a use category that fully encompasses the types of uses that compose a CCRC. As a result, the City had been regulating the individual components of the project (assisted living units and skilled nursing facilities) separately.

Section 131.0110 of the LDC (Determination of Use Category and Subcategory) indicates that when a particular use could meet the description of more than one use category, the category with the most direct relationship to the specific use shall apply. City staff analyzed the operating requirements of CCRCs in general and reviewed state regulations, and it was concluded that there was no use specifically allowed by the LDC that could be determined to be a CCRC, although a Residential Care Facility for the elderly is most closely similar.

Section 141.0312 of the LDC states that “residential care facilities provide in-house treatment or rehabilitation programs for residents on a 24-hour basis. Residential care facilities include drug and alcohol rehabilitation and recovery facilities and residential and community care facilities as defined by the state or county. Housing for senior citizens, nursing homes, convalescent homes,

### 3.0 Project Description

work furlough and probationary residential facilities, and emergency shelters are not residential care facilities.”

On April 11, 2013, the City Planning Commission ruled that a CCRC is consistent with a Residential Care Facility for the elderly. Additionally, the Planning Commission applied a parking rate of one space for every three beds in convalescent rooms, assisted living units, and memory care rooms; and a parking rate of one space per unit for independent living units. In addition, for the purposes of the traffic impact analysis, three trips per room for convalescent rooms, assisted living units, and memory care rooms; and four trips per unit for independent living units were applied. Finally, the Planning Commission applied the landscape regulations for commercially zoned properties. The Planning Commission report and resolution are included as Appendix C of this EIR.

## 3.3 Project Description

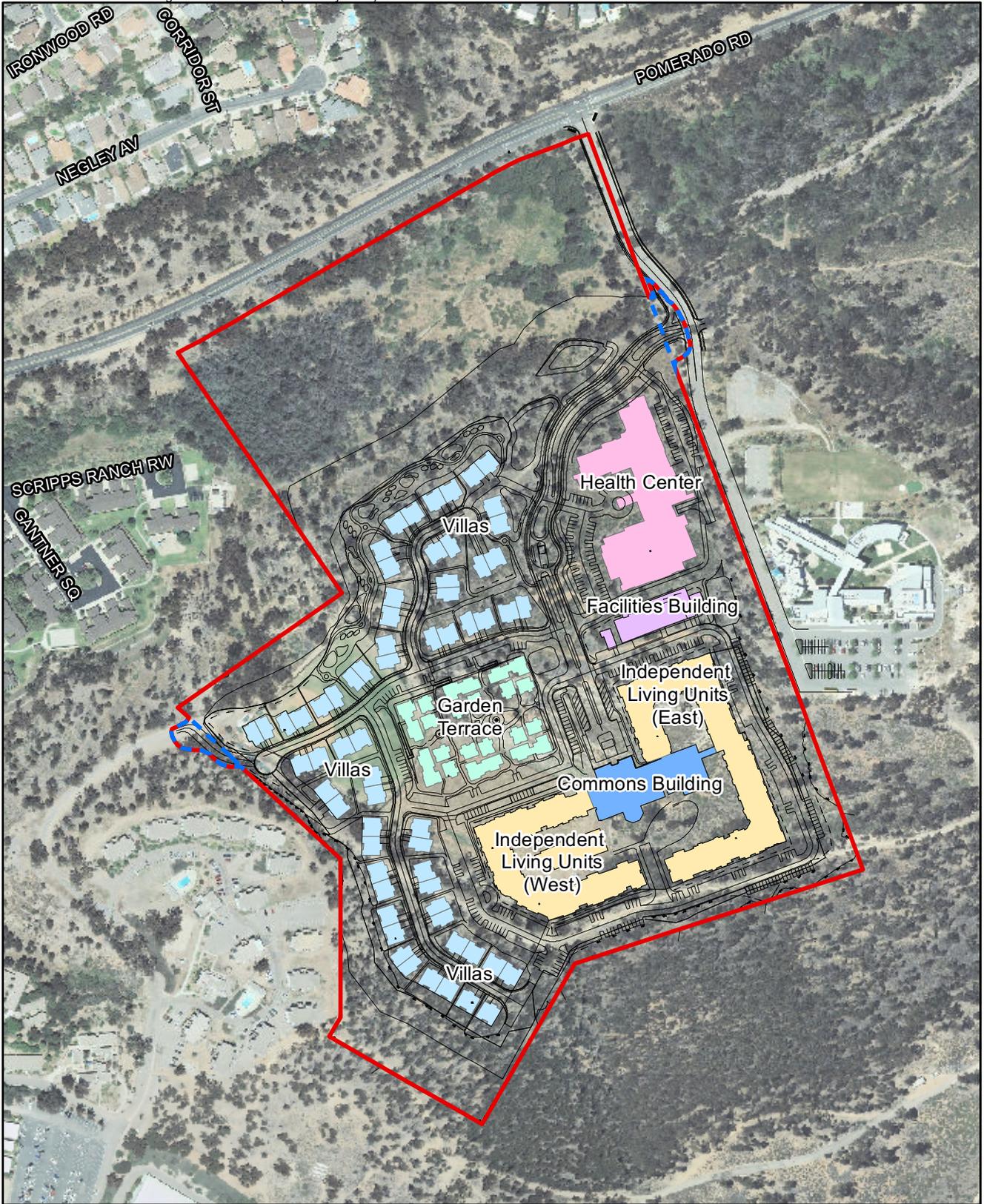
### 3.3.1 Development Summary

Figure 3-1 shows the proposed site plan. The project would construct 400 age restricted, non-acute assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds. The 400 non-acute assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment style independent living units. The 50 acute assisted living units and the 60 skilled nursing beds would be located within the health center building. The project would also include a facilities building and a commons building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool.

The project development summary is shown in Table 3-1.

**TABLE 3-1  
PROJECT DEVELOPMENT SUMMARY**

Land Use	Amount
Assisted Living Units:	
Villas	64 Units
Independent Living	288 Units
Garden Terrace	48 Units
Skilled Nursing Building	60 Beds
Acute Assisted Living Units	50 Units
Common/Recreation Building	53,256 square feet
Facilities Building	10,000 square feet
Entry Kiosk	392 square feet
Hobby Building	1,175 square feet
Landscape/Open Space	1,456,125 square feet



-  Project Boundary
-  Off-Site Grading Improvement Areas
-  Site Plan Lines

FIGURE 3-1

Proposed Site Plan

### 3.0 Project Description

The main project components would include the following:

**Assisted Living Units.** The project would construct 400 non-acute assisted living units of which there would be three different types: 64 villa units, 288 independent living units, and 48 garden terrace units. The one-story villas would be located at the northern and western portions of the development footprint. The villas would range from two-bed/two-bath units to three-bed/two-bath units. The independent living units would be located at the southern and eastern portions of the project site in two three-story and one four-story buildings. The independent living units would range from one-bed/one-bath units to three-bed/two-bath units. The garden terrace units would be located at the center of the development footprint in three two-story buildings. The garden terrace units would range from two-bed/two-bath units to three-bed/two-bath units. The units would be occupied by no more than two people per unit, regardless of unit size.

**Health Center.** The one- to two-story health center would be located at the northeastern portion of the project. The health center would address the needs of the residents by providing 50 acute assisted living units and 60 skilled nursing beds with an occupation rate of one person per unit/bed. The health center would provide care and skilled nursing services for residents, and 16 of the 50 acute assisted living units would be for residents with Alzheimer's disease or other types of dementia.

**Common/Recreation Building.** A two-story commons building would be located near the center of the development footprint. It would consist of fine dining, an exhibit/conference room, a fitness center, an indoor pool, a theater, a library lounge, a billiards room, a card room, a beauty salon, a business center, and administrative offices.

**Facilities Building.** The two-story facilities building would be located south of the health center. Housing keeping, laundry, residential and grounds maintenance, janitorial services, a maintenance center, and storage would be based in the facilities building.

**Hobby Building.** The one-story hobby building would be located west of the facilities building. It would offer residents hobby, craft, and woodworking space.

**Entry Kiosk.** A small entry kiosk/guard station would be located at the entrance to the project off of Chabad Center Driveway.

**Trash/Recycling.** The project would provide 3,500 square feet of trash and recyclable material storage space. The central trash building would be located east of the facilities building.

### 3.3.2 Parking

Using the Planning Commission resolution (Appendix C), it was determined that a minimum of 434 parking spaces would be required for the project. A total of 558 parking spaces would be provided. Table 3-2 provides a parking breakdown.

**TABLE 3-2  
PARKING SUMMARY**

Land Use	Spaces
Villas Private Garage	64
Independent Living Units Total	341
Open Parking	177
Carports	134
Garages	30
Garden Terrace Total	72
Open Parking	24
Carports	12
Garages	36
Health Center	81
<b>TOTAL</b>	<b>558</b>

### 3.3.3 Landscape Design and Open Space

The proposed landscape plan is shown in Figures 3-2a and b. The overall landscape theme for the project would be an old ranch design with old stone walls, boulders, and tree groves. Water conservation features would include low-water use native vegetation, minimizing turf, organic amendments to retain moisture, permeable surfaces to infiltrate water, reuse of native cobblestones, bio-filters to clean and hold water on-site, and high-efficiency, low-maintenance irrigation.

The brush management plan for the project would encompass 7.3 acres (Figure 3-3). There are two zones of vegetation in the brush management plan. Brush management Zone 1 (BMZ 1, 5.2 acres) would be designed to be the least flammable area around the proposed structures, with permanently irrigated ornamental planting consisting of turf and low-growing shrubs which would not exceed four feet in height. Brush management Zone 2 (BMZ 2, 2.1 acres) planting would be composed of native, low-fuel, and fire-resistive vegetation that would be irrigated only until establishment. All BMZ 1 and BMZ 2 areas would be located outside the MHPA. BMZ 2 would be maintained on a regular basis by pruning and thinning plants and controlling weeds. Per Section 142.0412(f) of the City Landscape Regulations, BMZ 2 width may be decreased by 1½ feet for each 1 foot of increase in BMZ 1 width up to a maximum reduction of 30 feet of BMZ 2 width. Therefore, the brush management zones have been tailored for the proposed site design, and the option to increase BMZ 1 and reduce BMZ 2 would be employed. BMZ 1 would range from 35 feet to 80 feet and BMZ 2 would range from 0 feet to 65 feet.

As discussed previously, the project would involve an MHPA BLA. The MHPA boundary line adjustment is shown in Figure 3-4. The MHPA would be modified to remove a 1.87-acre encroachment area, and approximately 7.46 acres of land would be preserved as MSCP land via a Covenant of Easement to offset the loss of acreage. As a result of this land exchange, the revised MHPA land on-site would total 9.90 acres, which would be a net increase of 5.59 acres.

### **3.3.4 Access and Circulation**

The main access road to the project site would be Chabad Center Driveway from Pomerado Road. Roadways and a fire lane would be constructed within the project site per the City Fire Marshal's Standards and would provide on-site circulation. The main fire and emergency access road would be Chabad Center Driveway. An additional fire access road would be provided at the end of the cul-de-sac at the northwest corner of the project site connecting to the neighboring Alliant International University property.

The internal pedestrian system and pedestrian linkages proposed for the project would provide connectivity and continuity internally throughout the project site. Pedestrians would also have access to Chabad Center Driveway and Pomerado Road. Trees, landscaping, and gardens would be planted to provide shade and visual interest. Sidewalks would meet Americans with Disabilities Act requirements. The circulation plan is shown in Figure 3-5.

### **3.3.5 Project Grading and Construction**

Figure 3-6 shows the proposed grading plan. The project would grade 42.42 acres (80 percent of the project site) with 661,000 cubic yards of cut and 661,000 cubic yards of fill. There would be no import or export of soil. Elevations on the project site would range from 560 to 761 feet above mean sea level. Project construction is estimated to last for approximately two years. Specific construction phasing and equipment parameters for the project are not available at this time. There would be no demolition associated with the project.

Retaining walls ranging from 3 to 11 feet in height would be required, as shown in Figure 3-6. As shown, these retaining walls would be in locations along the eastern and southern project boundaries. Along these eastern and southern project boundaries, the grade would slope from higher elevations at the project boundaries down to lower elevations within the project boundaries, and the retaining walls would be located at the toe of these slopes (see Figure 3-6).

Figure 3-7 shows the steep slopes on the project site. Project grading would encroach into 3.34 acres of steep slopes (90 percent of the steep slope acreage on-site). The encroachment in slopes greater than 25 percent would result from grading at the southern portion of the project site. An SDP is required due to the steepness and heights of some of the proposed slopes, as outlined in Municipal Code §142.0103(b).

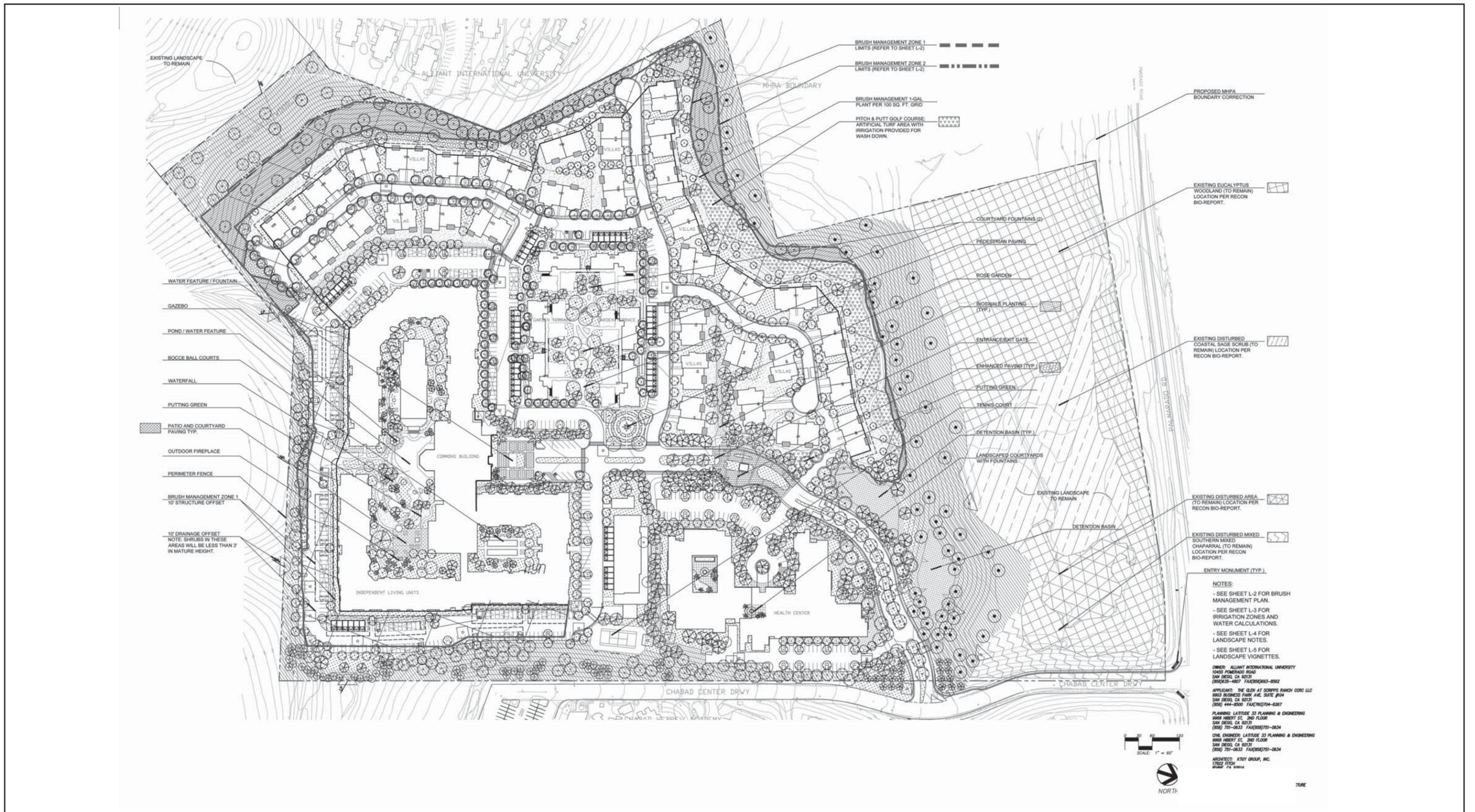
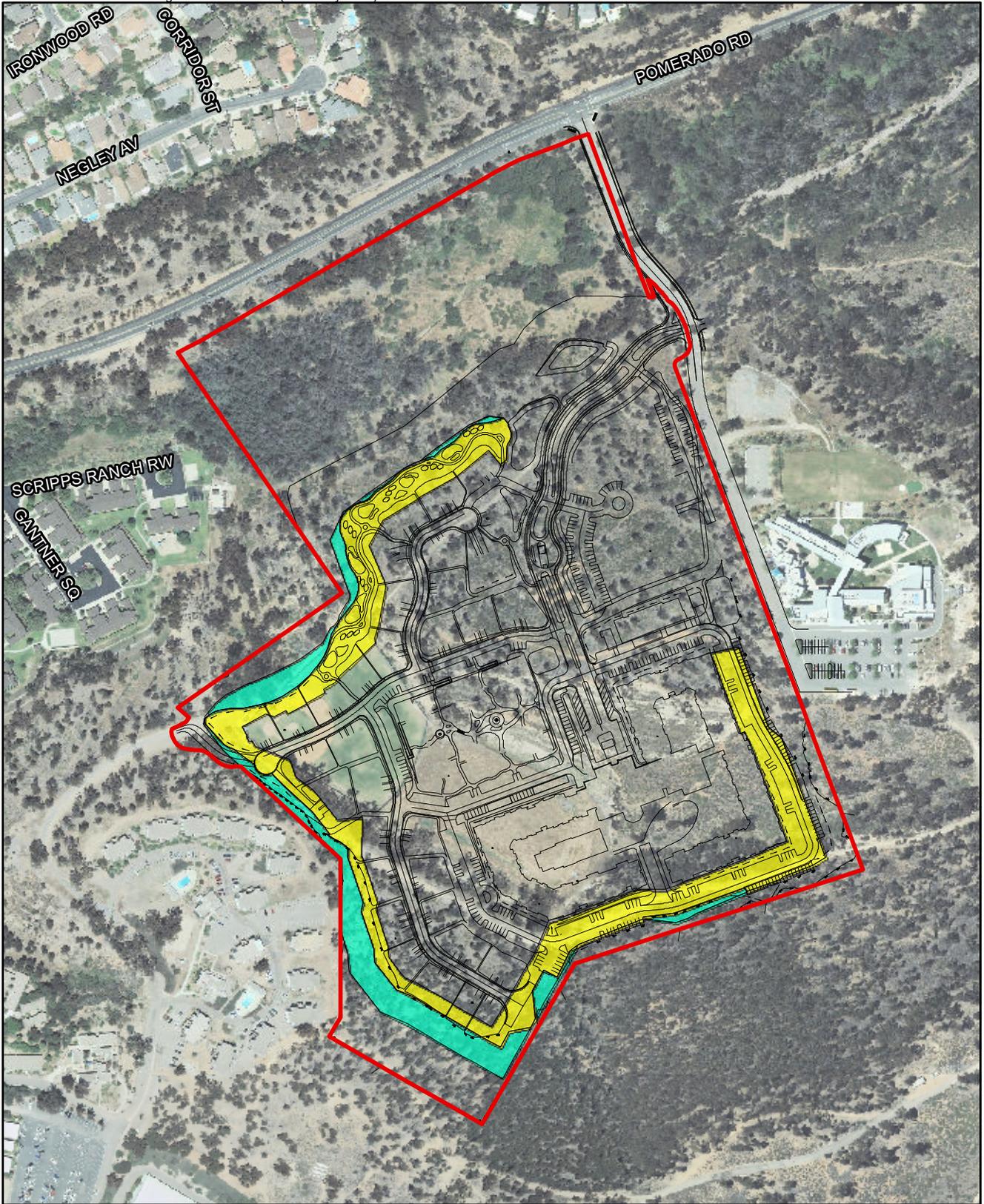


FIGURE 3-2a  
Landscape Plan

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TREES	SHRUBS	BIO-RETENTION, SLOPES & SWALES	LAWN / GROUNDCOVER	ZONE 1 BRUSH MANAGEMENT HYDROSEED
<p><b>ENTRY/ THEME TREE, such as:</b></p> <p>75% @ 24" box min. 25% @ 36" box min.</p> <p><b>HEIGHT SPREAD</b></p> <p>PLATANUS RACEMOSA California Sycamore 50' 80' QUERCUS AGRIFOLIA California Live Oak 65' 35'</p> <p><b>ENTRY/ THEME PALM, such as:</b></p> <p>75% @ 24" box min. 25% @ 36" box min.</p> <p>PHOENIX DACTYLIFERA Date Palm 40' 30'</p> <p><b>COURTYARD/ ACCENT TREE, such as:</b></p> <p>75% @ 24" box min. 25% @ 36" box min.</p> <p><b>-DECIDUOUS</b></p> <p>BALUHINA SPP. Orchid Tree 30' 15' CEROIS OCCIDENTALIS Western Redbud 16' 16' CHITALPA TASHKENTENSIS Chitalpa Tree 30' 30' LAGERSTROEMIA INDICA Crape Myrtle 25' 20' PYRUS CALLERYANA Callery Pear 40' 30' TABEBUIA IMPETIGINOSA Trumpet Tree 40' 50'</p> <p><b>-EVERGREEN</b></p> <p>OLEA EUROPAEA Olive 25' 25' RHUS LANCEA Callery Pear 30' 35' ARBUS MARINA Marina Strawberry Tree 40' 40'</p> <p><b>PERIMETER/ SLOPE TREE, such as:</b></p> <p>75% @ 24" box min. 25% @ 36" box min.</p> <p>CHILOPSIS LINEARIS Desert Willow 30' 20' HETEROMELES ARBUTIFOLIA Toyon 10' 25' PINUS ELIARICA Monterey Pine 50' 30' PLATANUS RACEMOSA California Sycamore 50' 80' QUERCUS AGRIFOLIA California Live Oak 65' 35' QUERCUS DUMOSA Scrub Oak 10' 15' RHUS LANCEA African Sumac 30' 35' TRISTANIA CONFERTA Brisbane Box 60' 25'</p> <p><b>MHPA SLOPE TREES, such as:</b></p> <p>100% @ 15 gallon max.</p> <p>PLATANUS RACEMOSA - 40% California Sycamore 50' 80' QUERCUS AGRIFOLIA - 60% California Live Oak 65' 35'</p> <p><b>STREETSCAPE/ PARKING LOT TREE, such as:</b></p> <p>75% @ 24" box min. 25% @ 36" box min.</p> <p><b>-DECIDUOUS</b></p> <p>KOELREUTERIA BIPINNATA Chinese Flame Tree 40' 20' TIPUANU TIPU Tipu Tree 60' 40'</p> <p><b>-EVERGREEN</b></p> <p>BRACHYCHITON POPULNEUS Bottle Tree 40' 30'</p>	<p><b>SHRUBS, such as:</b></p> <p>60% @ 1 gallon min. plant at 18"-24" o.c. 40% @ 5 gallon min. plant at 36"-48" o.c.</p> <p>(FLOWERING, ACCENT)</p> <p><b>SMALL (1-3' HT, 1-3' SPD.)</b></p> <p>AGAPANTHUS SPP. Lily-of-the-Nile AGAVE SPP. Agave ALOE SPP. Aloe ANIGOZANTHOS SPP. Kangaroo Paw BEGONIA SPP. Begonias BOUGAINVILLEA SPP. Bougainvillea 'La Jolla' BUXUS SPP. Boxwood CALLISTEMON SPP. Bottle Brush 'Little John' DIETES BICOLOR Fortnight Lily HEMEROCALLIS SPP. Day Lily LAVANDULA SPP. Lavender MIMULUS AURANTIACUS Sticky Monkey Flower PELARGONIUM PELTATUM Ivy Geranium PHORMIUM SPP. Flax Varieties 'Dwarf' SALVIA APIANA California White Sage SALVIA MELLIFERA Black Sage TRICHOSTEMA LANATUM Woolly Blue Curts</p> <p><b>MEDIUM (3-6' HT, 3-6' SPD.)</b></p> <p>ANISODONTEA SPP. Cape Mallow CEANOETHUS TOMENTOSUS Woolly Leaf Ceanothus RHAPHIOLEPIS UMBELIATA Yedda Hawthorne</p> <p><b>LARGE (6-15' HT, 6-15' SPD.)</b></p> <p>ARBUTUS UNEDO Strawberry Tree ESCALLONIA SPP. Escallonia FEIJOA SELLOWIANA Pineapple Guava GREVILLEA SPP. Grevillea HETEROMELES ARBUTIFOLIA Toyon LIGUSTRUM JAPONICA 'TEXANUM' Japanese Privet QUERCUS DUMOSA Scrub Oak RHAMNUS CALIFORNICA Coffeeberry 'E.C.' RHUS INTEGRIFOLIA Lemonadeberry VIBURNUM TINUS Laurustinus</p>	<p><b>SHRUBS &amp; GRASSES, such as:</b></p> <p>100% Flat Plants, plant at 15"-36" o.c.</p> <p>(ACCENT, SLOPE STABILIZATION, UTILITY)</p> <p><b>SMALL (1-3' HT, 1-3' SPD.)</b></p> <p>ARISTIDA PURPUREA Purple Three-Awn ACHILLEA MILLEFOLIUM Yarrow JUNCUS TORREYI Torrey's Rush DISTICHUS SPICATUS Salt Grass JUNCUS PATENS Common Rush HEUCHERA MAXIMA Island Alum Root MIMULUS CARDINALIS Scarlet Monkeyflower</p> <p><b>MEDIUM (3-6' HT, 3-6' SPD.)</b></p> <p>ARCTOSTAPHYLOS EDMUNDSONII Dwarf Coast Manzanita "BIG SUR" CAREX PRAEGRACILIS California Field Sedge LEYMUS CONDENSATUS Canyon Prince Wild Rye "CANYON PRINCE" LEYMUS TRITICOIDES 'GREY DAWN' Grey Dawn Creeping Rye MUHLENBERGIA RIGENS Deergass ROSA CALIFORNICA California Wild Rose VARIEGATA CARPESIOIDES Canyon Sunflower</p> <p><b>LARGE (6-15' HT, 6-15' SPD.)</b></p> <p>AMORPHA FRUTICOSA False Indigobush NASSELLA PULCHRA Purple Needlegrass</p> <p><b>HYDROSEED MIX</b></p> <p>(SLOPE STABILIZATION, REMEDIATION)</p> <p>AGROSTIS PALLENS Bentgrass 15.00 FESTUCA RUBRA 'MOLATE' Molate Blue Fescue 40.50 JUNCUS BUFOIUS Toad Rush 0.50 DUBIUS RUSH Dubius Rush 1.00 BEARDESS WILD RYE Beardless Wild Rye 2.00 CLAMMY CLOVER Clammy Clover 2.00</p>	<p><b>GROUNDCOVER, such as:</b></p> <p>100% Flat Plants, plant at 15"-36" o.c.</p> <p>(FLOWERING, ACCENT, SLOPE STABILIZATION)</p> <p><b>SMALL (1-3' HT, 1-3' SPD.)</b></p> <p>BACCHARIS GLUTINOSA Mule Fat BACCHARIS PILULARIS Coyote Bush BACCHARIS PILULARIS Dwarf Coyote Bush "PIGEON POINT" LANTANA SPP. Lantana CAREX TUMULICOLA Sedge FESTUCA OVINA 'GLAUCA' Blue Fescue BOTHRIOCOLA BARBINOIDES Beard Grass</p> <p><b>MEDIUM (3-6' HT, 3-6' SPD.)</b></p> <p>ACACIA REDOLENS 'LOW BOY' Prostrate Acacia MISCANTHUS SPP. Miscanthus Varieties HELICTOTRICHON SEMPERVIRENS Blue Oak Grass MUHLENBERGIA RIGENS Deer Grass STIPA SPP. Needlegrass Varieties</p> <p><b>PERIMETER/HYDROSEED</b></p> <p><b>NATIVE OPEN SPACE HYDROSEED MIX</b></p> <p>(SLOPE STABILIZATION, TEMPORARY IRRIGATION)</p> <p>Pure Live Seed LBS/Acre</p> <p>AMBROSIA PSILOSTACHYA Western Ragweed 0.10 ARTEMISIA CALIFORNICA California Sagebrush 1.00 CORETHROGYNE FILAGINIFOLIA Common Sandaster 0.10 DEINANDRA FASCICULATA Clustered Tarweed 1.00 ERIOGONUM FASCICULATUM California Buckwheat 1.00 ENCELIA CALIFORNICA California Brittlebush 1.00 ISOCOMA MENZESII Menzies Goldenbush 1.00 KECKIELLA CORIFOLIA Heart Leaved Penstemon 0.50 LASTHENIA CALIFORNICA California Goldenfields 0.50 LOTUS SCOPARIUS SCOPARIUS Common Deerweed 4.00 MELICA IMPERFECTA Smallflower Melicgrass 2.00 MIMULUS AURANTIACUS Monkey Flower 0.20 AURANTIACUS MUHLENBERGIA MICROSPERMA Littleseed Muhly 2.00 NASSELLA PULCHRA Purple Needlegrass 4.00 POA SECUNDA Sandberg Bluegrass 4.00 YUCCA WHIPPLEI Our Lord's Candle 1.50</p>	<p><b>ZONE 1 HYDROSEED MIX ADHERES TO THE CITY OF SAN DIEGO BRUSH MANAGEMENT STANDARDS.</b></p> <p>Pure Live Seed LBS/Acre</p> <p>(SLOPE STABILIZATION, PERMANENTLY IRRIGATION)</p> <p>CAMISSONIA CHEIRANTHIFOLIA Beach Primrose 1.00 CASTILLEJA EXSERTA Exserted Indian Paintbrush 0.50 CLARKIA PURPUREA Winecup Clarkia 1.00 DICHELOSTEMMA CAPITATUM Bluedicks 1.00 ERIOPHYLLUM CONFERTIFLORUM Golden Yarrow 1.00 ESCHSCHOLZIA CALIFORNICA California Poppy 1.50 HELIANTHEMUM SCOPARIUM Peak Rushrose 1.00 LASTHENIA CALIFORNICA California Goldenfields 0.50 LOTUS SCOPARIUS SCOPARIUS Common Deerweed 4.00 LUPINUS BICOLOR Miniature Lupine 2.00 LUPINUS TRUNCATUS Colored Annual Lupine 1.00 MIMULUS AURANTIACUS Monkey Flower 0.20 AURANTIACUS NASSELLA PULCHRA Purple Needlegrass 2.00 SISYRINCHIUM BELLUM Blue Eyed Grass 2.50</p> <p><b>ZONE 2 HYDROSEED MIX ADHERES TO THE CITY OF SAN DIEGO BRUSH MANAGEMENT STANDARDS.</b></p> <p>Pure Live Seed LBS/Acre</p> <p>(SLOPE STABILIZATION, TEMPORARLY IRRIGATION)</p> <p>CHENOPODIUM CALIFORNICUM California Goosefoot 1.50 ERIOPHYLLUM CONFERTIFLORUM Golden Yarrow 1.00 GALLIUM ANGUSTIFOLIUM Narrowleaf Bedstraw 0.50 HELIANTHEMUM SCOPARIUM Peak Rushrose 1.50 LASTHENIA CALIFORNICA California Goldenfields 0.50 LOTUS SCOPARIUS SCOPARIUS California Goldenfields 4.00 MIMULUS AURANTIACUS Monkey Flower 0.20 AURANTIACUS MUHLENBERGIA MICROSPERMA Littleseed Muhly 2.00 NASSELLA PULCHRA Purple Needlegrass 6.00 PHACELIA CICUTARIA Caterpillar Phacelia 0.50 VERBENA LASIOTACHYS Western Vervain 0.50 VULPIA MICROSTACHYS Small Fescue 5.00</p>

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- Project Boundary
- Site Plan Lines
- Brush Management - Zone 1
- Brush Management - Zone 2

FIGURE 3-3

Brush Management Plan

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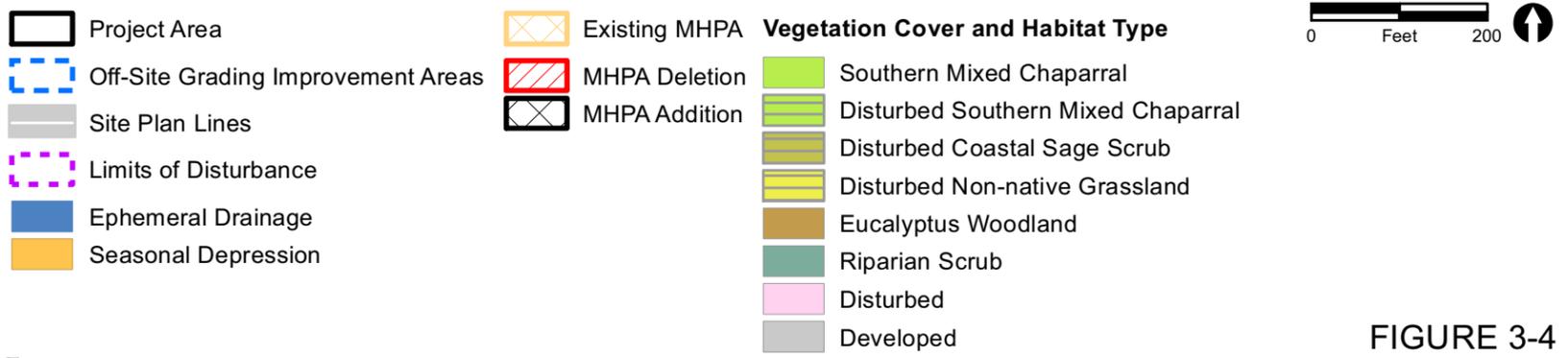
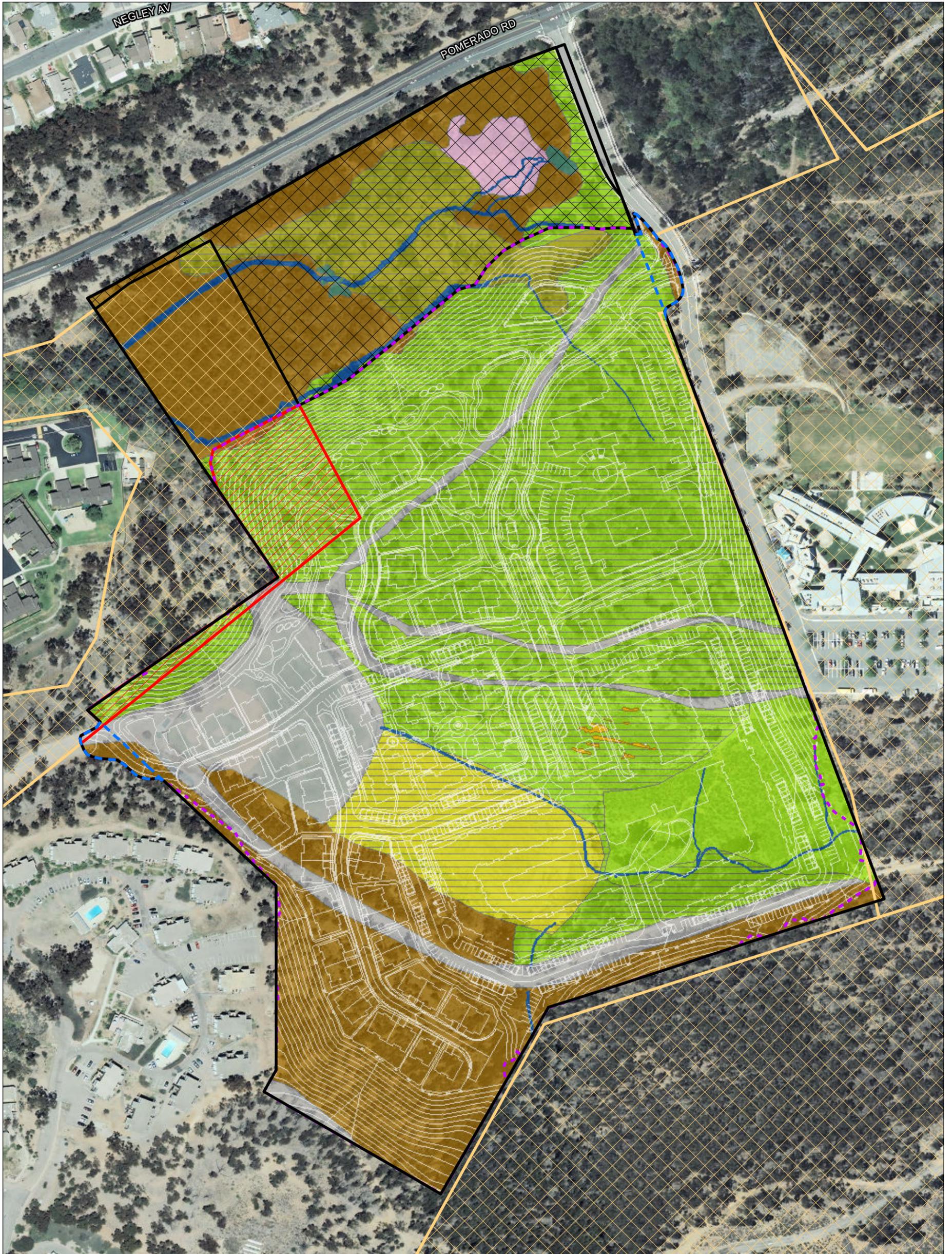
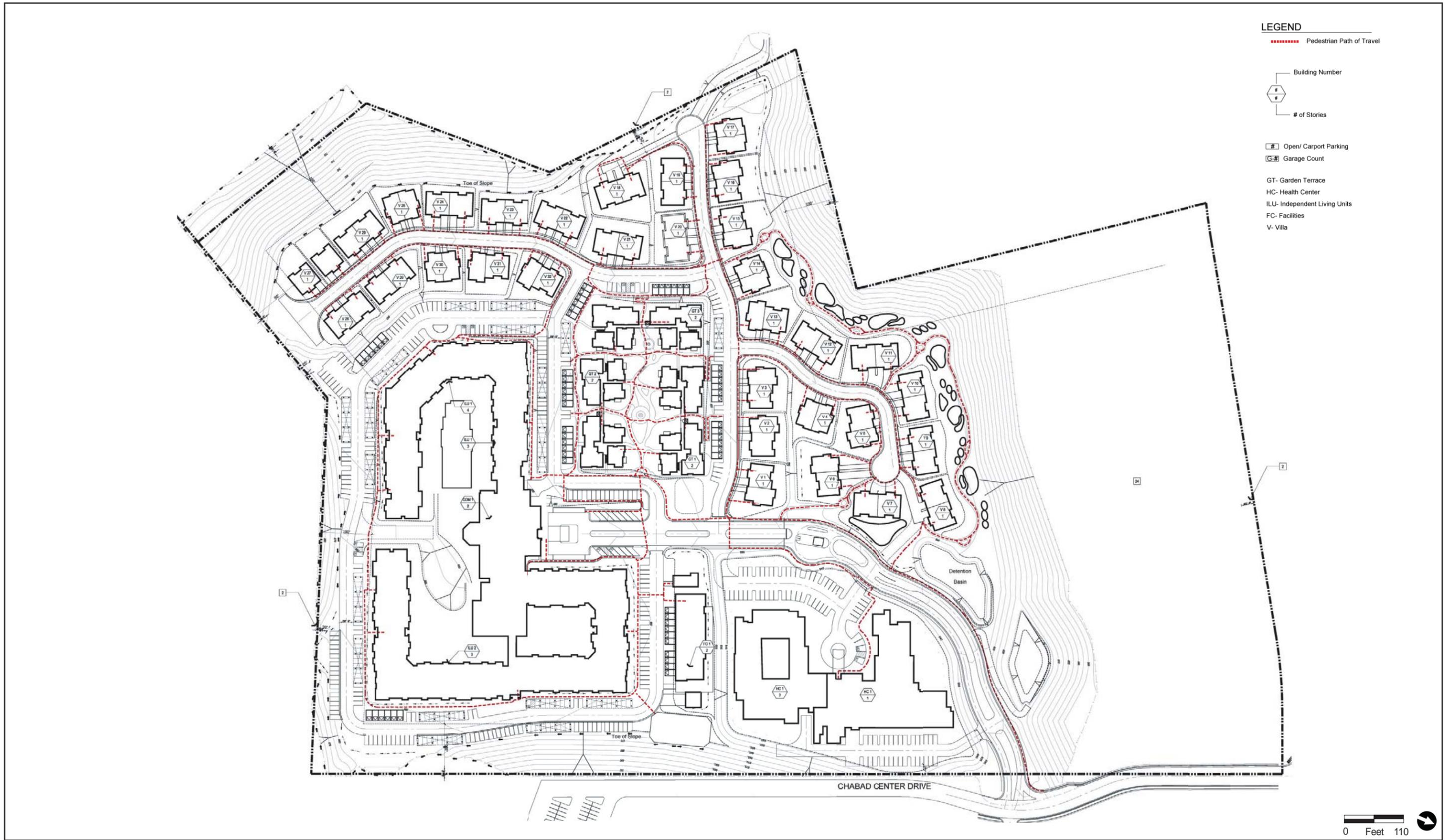


FIGURE 3-4

Approved MHPA Boundary Line Adjustment

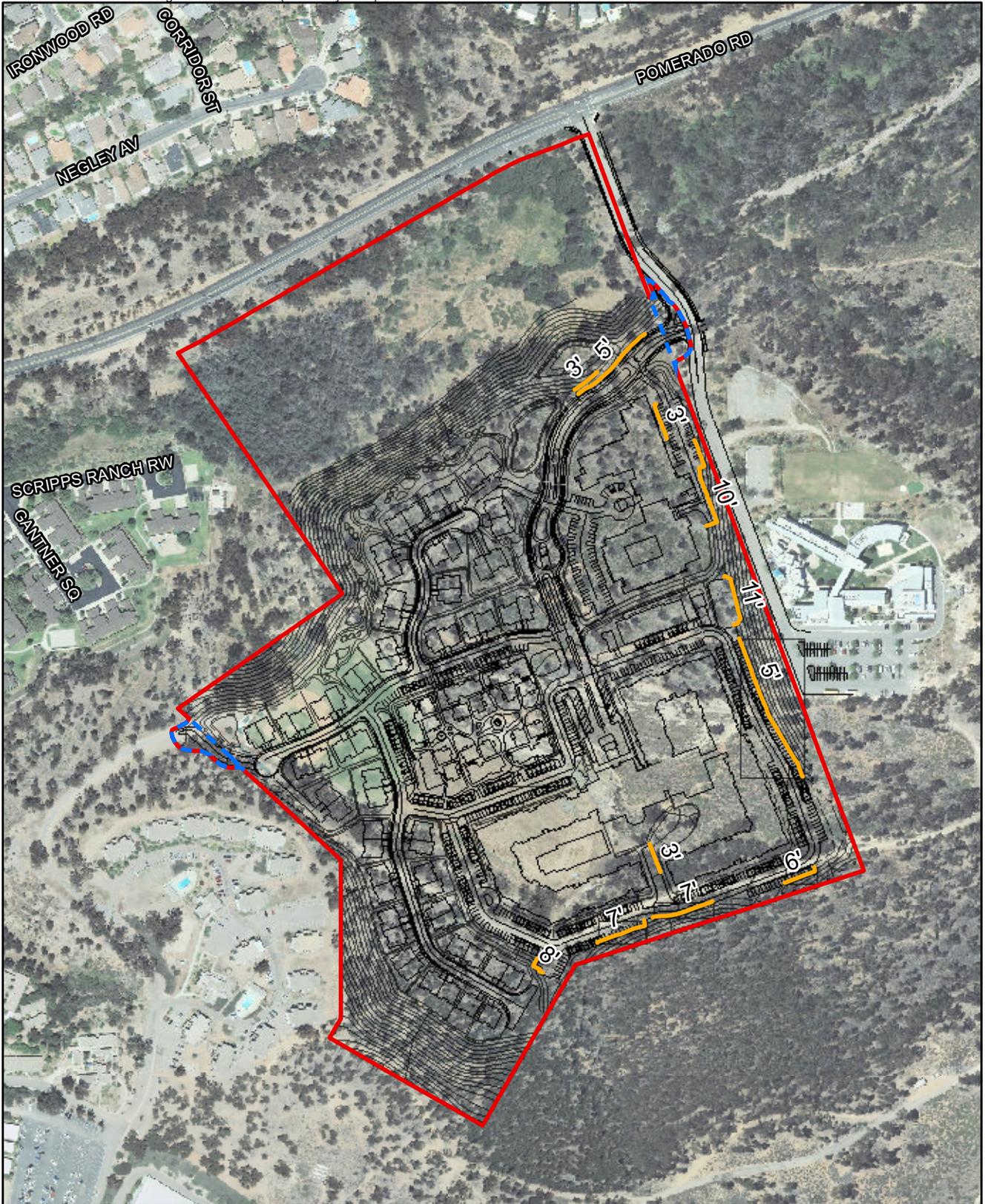
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- LEGEND**
- Pedestrian Path of Travel
  - # Building Number
  - # # of Stories
  - ▨ Open/ Carport Parking
  - # Garage Count
  - GT- Garden Terrace
  - HC- Health Center
  - ILU- Independent Living Units
  - FC- Facilities
  - V- Villa

**FIGURE 3-5**  
Pedestrian Circulation Plan

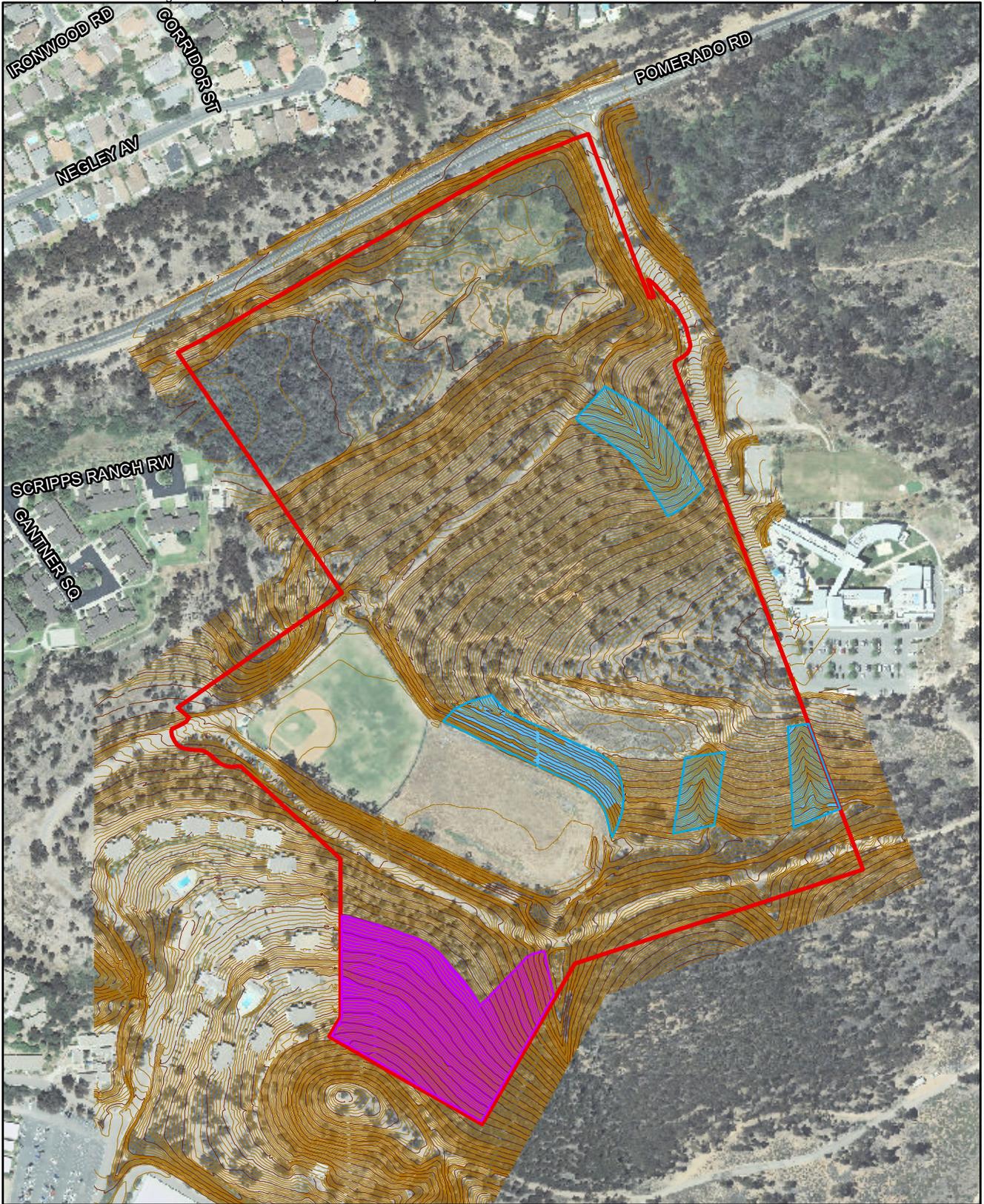
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-  Project Boundary
-  Off-Site Grading Improvement Areas
-  Retaining Wall
-  Grading Plan



FIGURE 3-6  
Grading Plan



- Project Boundary
- 25-100% Not Identified as Steep Slopes
- 1' Contour
- Areas of Encroachment
- 5' Contour



FIGURE 3-7  
Steep Slopes

## **3.3.6 Infrastructure**

### **3.3.6.1 Drainage**

The proposed water quality Best Management Practices (BMPs) for the project would include a combination of natural and mechanical features designed to treat anticipated pollutants to the maximum extent practicable prior to discharge. Bioretention basins and vegetated swales would be utilized to meet the requirements of the City's storm water standards.

The project would generally maintain all existing drainage patterns. Off-site flows from the southeast would be collected in a storm drain system which would pass through the project site and around the proposed treatment basins. On-site runoff would be collected in private storm drain facilities that would route to water quality and Hydromodification Management Plan (HMP)-compliant basins prior to discharging into the existing natural drainage creek adjacent to Pomerado Road.

As discussed previously, the 100-year floodplain of the Carroll Canyon creek extends onto the northern portion of the project site. The project proposes grading embankments and a detention basin within the existing 100-year floodplain. As discussed previously, the 100-year floodplain of the Carroll Canyon creek extends onto the northern portion of the project site. The project proposes grading embankments and a detention basin within the existing 100-year floodplain. The proposed on-site detention basin is designed such that there would be no anticipated change in peak 100-year flows within the adjacent creek.

### **3.3.6.2 Water**

The proposed water mains would be located within private drives (within public utility easements) throughout the project site. The project's main entry, which would connect to Chabad Center Driveway, would contain dual water mains. These water mains would connect to the existing dual water mains in Chabad Center Driveway to continue to provide water redundancy into the project site from Pomerado Road. Additional public water mains are proposed to be located within on-site roadways. The water main system would be developed to provide looped water mains, where possible, to reduce the number of dead-end mains. On-site water mains would be private.

### **3.3.6.3 Wastewater**

The proposed sewer mains would be located within private on-site drives throughout the project site. The sewer would discharge into the existing public 8-inch sewer main located in Chabad Center Driveway. The northeasterly discharge point/connection to Chabad Center Driveway would serve all units. The on-site sewer system would utilize gravity flow (i.e., there are no pump stations included in the proposed design). On-site sewer mains would be private. The

## 3.0 Project Description

proposed on-site sewer system has been designed in accordance with the California Uniform Plumbing Code.

### 3.3.6.4 Utilities

San Diego Gas & Electric (SDG&E) would provide electricity and natural gas to the project. Utilities necessary to serve the proposed uses would be installed in conjunction with development of the site. Improvements to electricity, natural gas, and communication systems infrastructure would take place within streets in proximity to existing facilities.

### 3.3.6.5 Solid Waste

The project would generate solid waste during construction and operation. Recycling bins would be provided throughout the facility. The facility would educate its employees and residents to recycle all paper products, cardboard, glass, aluminum cans, recyclable plastics, and yard waste. The project grounds would include recycle bins that would be located in dedicated trash enclosures and picked up by a waste management company consistent with the City LDC requirements. The project would provide signage that specifies items to be recycled.

### 3.3.7 Off-site Improvements

Off-site grading improvements would be required at the main project entrance in order to provide a private road connection to Chabad Center Driveway and at the end of the cul-de-sac at the northwest corner of the project site to provide emergency fire access via Alliant International University property. These areas are shown in Figure 3-6. The fire lane would be constructed per the City Fire Marshal's Standards and would provide adequate site access. This includes 26-foot-wide unobstructed fire access road requirements. Improvements would be made to Chabad Center Driveway to accommodate future traffic. Chabad Center Driveway would be widened from 32 feet to 36 feet and would include a southbound to westbound right-turn pocket into the site. Other off-site improvements would include signage for the project along Pomerado Road and Chabad Center Driveway. Three monument signs are proposed along Pomerado Road within the public right-of-way with dimensions ranging from 6 feet in height and 6 to 18 feet in length.

### 3.3.8 Environmental Design Considerations

The proposed project would implement the following sustainable project design features. These project design features have been noted on project plans and would be implemented as a part of the project.

- **Transportation:** implement shuttle, van, and car service.

- **Building Materials:** utilize engineered lumber and metal framing, 75 percent raised heel roof trusses, radiant barrier roof sheathing to reduce attic temperature, environmentally preferable/low-emitting flooring, cast concrete roof tiles on sloping roofs, and low volatile organic compound paints, coatings, and adhesives. Reflective roof surfaces would be maximized to reduce heat island effect. The project would install Energy Star appliances, and central laundry would be located on-site.
- **Lighting:** install high-efficiency lighting to reduce lighting energy consumption by 25 percent. Exterior lights would emit no light above horizontal, or would be Dark Sky Certified. The project would utilize high-efficiency light fixtures and motion detectors where applicable (bathrooms, offices, etc.).
- **Water:** reduce water consumption by 30 percent, which is 10 percent over the requirements of the California Green Building Standards Code (CALGreen). The project would install water-efficient plumbing fixtures, including low-flow shower heads and low-flush toilets, and would include efficient domestic hot water distribution.
- **Landscape:** plant species that are drought tolerant, install a high-efficiency irrigation system, group plants by water needs (hydrozones) as detailed in planting and irrigation plans, and minimize turf. No invasive plant species would be used.
- **Recycling:** institute recycling and composting services to reduce the amount of waste disposed of by 30 percent. The project would comply with the City's Recycling Ordinance and Refuse and Recyclable Material Storage Regulations.

### 3.4 Discretionary Actions

Discretionary actions are those actions taken by an agency that call for the exercise of judgment in deciding whether to approve or how to carry out a project. For the project, the following five discretionary actions would be considered by the City Council and are further described below:

- Community Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Planned Development Permit (PDP)
- Site Development Permit (SDP)
- MHPA Boundary Line Adjustment (BLA)
- Vesting Tentative Map (VTM)
- Neighborhood Development Permit (NDP)

### **3.4.1 Community Plan Amendment**

The project site is designated University use in the SMRCP, which is an institutional use. The project is also an institutional use. The project proposes a CPA to clarify the types of institutional uses and would allow for the development of CCRCs through a PDP. The CPA would also detail the location of the existing Multiple Habitat Planning Area on the project site.

### **3.4.2 Conditional Use Permit**

The project site is controlled by CUP 133-PC. The uses permitted by CUP 133-PC include an auditorium; academic facilities consisting of classrooms, lecture halls, faculty offices, and student study areas; a physical education gymnasium and playfield; residence halls; and an amphitheater. Permanent and temporary parking was approved.

The project would require an amendment to CUP 133-PC to remove the project site from Alliant International University CUP 133-PC and allow for the project.

### **3.4.3 Planned Development Permit**

The PDP makes provisions for deviations from the base zones for building height and for locating the project monument signs in the public right-of-way. Six of the proposed buildings would exceed the maximum structure height of 35 feet in the RS-1-8 zone. The heights of these six buildings would range from 36 to 50 feet. Three monument signs are proposed along Pomerado Road within the public right-of way with dimensions ranging from 6 feet in height and 6 to 18 feet in length.

### **3.4.4 Site Development Permit**

Due to the presence of Environmentally Sensitive Lands (ESL), an SDP is required. An SDP is also required due to the steepness and heights of some of the proposed slopes, as outlined in Municipal Code §142.0103(b). Processing of the SDP includes submittal of an SDP application and Draft Findings to document the necessity and justification for any requested actions/deviations. As discussed in Section 3.4.5, the project would encroach into existing MHPA lands, floodplain, wetlands, and steep hillsides, which are considered ESLs. The SDP is also required for the entry sign proposed to be located on the east side of Chabad Center Driveway south of Pomerado Road where the applicant is not the record owner of the abutting property, as outlined in Municipal Code §126.0504(a) and §126.0504(o). The proposed sign would exceed the 3-foot height requirement as described in Municipal Code §126.0710(a).

### **3.4.5 MHPA Boundary Line Adjustment**

Approximately 4.31 acres of MHPA preserve area occur within the northwest corner of the project site. The proposed MHPA BLA would remove a portion of the MHPA in exchange for

additions to the MHPA through the dedication of land on the site. The equivalency determination showed that with the proposed MHPA boundary line adjustment, 1.87 acres would be removed from the MHPA and 7.46 acres of land would be dedicated to the MHPA via a conservation easement. As a result of this on-site land exchange, the total MHPA land on-site would total 9.90 acres. This proposed land exchange would comply with the overall MSCP policy for MHPA boundary line adjustments, and would result in equal or higher biological values.

### **3.4.6 Vesting Tentative Map**

A VTM would be required to divide the project site into two separate parcels, one for the health center and one for all other site uses.

### **3.4.7 Neighborhood Development Permit**

An NDP is required for the proposed entry sign on the westerly side of Chabad Center Driveway south of Pomerado Road, where the applicant is the record owner of the abutting property, as outlined in Municipal Code §129.0402(j). The proposed sign would exceed the 3-foot height requirement as described in Municipal Code §129.0710(a).

## **3.5 Federal/State Consultation**

### **3.5.1 FAA Part 77 Determination**

Because the project site lies within the FAA Noticing Area for MCAS Miramar, the project was submitted to the FAA for their review of obstruction evaluation criteria contained in the Federal Code of Regulations, Title 14, FAA Part 77 (Obstruction Evaluation/Airport Airspace Analysis). The FAA issued a No Hazard to Air Navigation Determination (Aeronautical Study No. 2011-AWP-6945-OE, Issued Date: July 10, 2013). The FAA Part 77 Determination is discussed in detail in Section 4.1.6, MCAS Miramar ALUCP Compatibility.

### **3.5.2 Wetlands**

The U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), California RWQCB, and City jurisdictional waters were all delineated within the project area. ACOE, CDFW, RWQCB, and City jurisdictional waters are regulated by federal, state, and local governments under a no-net-loss policy. Any impacts to ACOE, CDFW, and RWQCB jurisdictional waters would require a Section 404 permit authorization from ACOE, a 1600 Streambed Alteration Agreement from CDFW, and a 401 State Water Quality Certification from RWQCB. Because of the presence of and impact to wetlands, the project requires permitting/consultation by the USFWS, CDFW, and ACOE.

## 3.6 History of Project Changes

This section provides a chronicle of the physical changes that have been made to the project in response to environmental concerns raised during the City's review of the project. Project changes or redesigns resulting from City review include:

- As discussed in Section 3.2.1, on April 11, 2013, the City Planning Commission ruled that a CCRC is consistent with a Residential Care Facility for the elderly. Additionally, the Planning Commission applied a specific parking rates and trip generation rates for the project. Finally, the Planning Commission applied the landscape regulations for commercially zoned properties.
- The grading plan has been revised to soften the grading edges around steep slopes and reduce grading impacts.
- In January 2015, the grading plan was revised to reduce the impacts to the Carroll Canyon floodplain in the northern end of the project property. A detention pond was redesigned and northern grading limits were pulled south out of the floodplain.
- Monument signs were added to the project design. Three monument signs are proposed along Pomerado Road within the public right-of-way with dimensions ranging from 6 feet in height and 6 to 18 feet in length.