



Land Development Review
Division
(619) 446-5460

ENVIRONMENTAL IMPACT REPORT

Project No. 264823
SCH No. 2013071013

SUBJECT: THE GLEN AT SCRIPPS RANCH: GENERAL PLAN AMENDMENT and 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 to construct a continuing care age-restricted 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 following: base zones for building height; ~~and for~~ monument signs in the public right-of-way of Pomerado Road; steep slope encroachment; and minimum street frontage. 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.

UPDATE: October 30, 2015. Revisions and/or minor corrections have been made to this document, in response to comments submitted, when compared to the draft Environmental Impact Report. In accordance with the California Environmental Quality Act, Section 15088.5, the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure required to avoid a significant environmental impact. The modifications within the final environmental document do not affect the analysis or conclusions of the Environmental Impact Report. All revisions are shown in a ~~strikethrough~~ and/or underline format.

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 (Plan Consistency) and Land Use (MSCP), 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 Land Use (Plan Consistency) and Traffic Circulation.

Widening Pomerado Road to four lanes would mitigate the land use and traffic impacts. However, the four-lane major street classification of Pomerado Road adjacent to the project area was downgraded to a two-lane collector on October 26, 1993, through Resolution R-282903. The improvement was also deleted from the former Pomerado Road Widening CIP programming sheet. Therefore, although the project would result in both direct and cumulative street segment and intersection impacts, mitigation is not considered feasible given the City Council action. ~~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.
- (X) 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.

Individuals, organizations, and agencies that received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency is provided below. Copies of the Draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Development Services Department, or purchased for the cost of reproduction.



Kerry Santoro
Deputy Director
Development Services Department

March 30, 2015
Date of Draft Report

October 30, 2015
Date of Final Report

Analyst: E. Shearer-Nguyen

DISTRIBUTION OF DRAFT ENVIRONMENTAL IMPACT REPORT:

The following individuals, organizations and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency.

FEDERAL GOVERNMENT

Federal Aviation Administration (1)
Commanding General, Community Plans & Liaisons, MCAS Miramar Air Station (13)
U.S. Environmental Protection Agency (19)
U.S. Fish and Wildlife (23)
U.S. Army Corps of Engineers (26)

STATE OF CALIFORNIA

Caltrans District 11 (31)
California Department of Fish and Wildlife (32)
California Department of Toxic Substances Control (39)
California Regional Water Quality Control Board, Region 9 (44)
State Clearinghouse (46A)
California Department of Transportation (51)
California Transportation Commission (51A)
California Transportation Commission (51)
California Native American Heritage Commission (56)
California Highway Patrol (58)

CITY OF SAN DIEGO

Mayor's Office (91)
Council President Lightner, District 1 (MS10A)
Councilmember Zapf District 2 (MS10A)
Councilmember Gloria, District 3 (MS10A)
Councilmember Cole, District 4 (MS10A)
Councilmember Kersey, District 5 (MS10A)
Councilmember Cate, District 6 (MS10A)
Councilmember Sherman, District 7 (MS10A)
Councilmember Alvarez, District 8 (MS10A)
Councilmember Emerald, District 9 (MS10A)
Development Services Department
 EAS – E Shearer
 Transportation
 Planning Review
 Fire Plan Review
 Engineering Review
 Geology
 Landscaping

PUD-Water and Sewer Development
Project Manager

Planning Department

Plan Long Range Planning

Park and Recreation

Plan Facilities Financing

Plan-Airports

Plan-MSCP

San Diego Fire-Rescue Department (MS 603)

San Diego Police Department (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)

Metropolitan Transit System (112)

San Diego Canyonlands (165)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

San Diego Audubon Society (167A)

California Native Plant Society (170)

Ellen T Bauder (175)

Citizens Coordinate for Century 3 (179)

Endangered Habitats League (182)

Endangered Habitats League (182A)

San Diego Tracking Team (187)

Carmen Lucas (206)

South Coastal Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organisation (214)

Ron Christman (215)

Louie Guassac (215A)

Clint Linton (215B)

Campo Band of Indians (217)

San Diego County Archaeological Society, Inc. (218)

Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution [Notice and Site Plan Only] (225A-R)
Beeler Canyon Conservancy (436)
Scripps Miramar Ranch Planning Group (437)
Alliant International University (438)
Miramar Ranch North Planning Committee (439)
Scripps Ranch Civic Association (440)
Acquisitions, Walter Library USIU (441)
Craig B. Jones, RRUAS Scripps Ranch
Rincon Band of Luiseno Indians
Brad Reimers
Miriam Reimers
Tony Manzano, Alliant International University
John Lowe, SRPG,
David Harbor, Continuing Life Communities
Richard Aschenbrenner, Continuing Life Communities
Bobbi Herdes, RECON Environmental
~~Jesse Fleming, RECON Environmental~~
Lori Spar, RECON Environmental
Pauma Band of Luiseno Indians
Viejas Tribal Government
Nancy Bashant
Richard Slattery
John F. Tauscher
Bob Ilko, Scripps Ranch Civic Association
Charlotte Fitzgerald
Janet McAfee
jcnkss@aol.com
Chick Osgood
Joanna Netzke
Karyn Farr
Jorge R Guerra
Patricia DiUbaldi
Kathleen Merkin
Debbie Honeycutt
Annemarie Cantine
Sonya Bolton
Diane Smith
Janice Monastra
Robert and Betty Thompson
Rich Horowitz
Julia Carson

Paul Jester
Marla King
Sashi Whitman
Joyce Berzle
Michelle Messmer
Jayne Gomes
Cynthia Roe
Ronald C. Coover
Russel W. Kirbey