

RESOLUTION NO. PC-2022-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING THE INITIAL STUDY AND ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR PROJECT 2021-43, A PROPOSED SITE DEVELOPMENT PLAN AND SPECIAL PERMIT APPLICATION FOR A REMODEL AND 20,182 SQUARE FOOT ADDITION TO THE EXISTING SINGLE-STORY REHABILITATION CENTER TO CREATE A TWO-STORY CENTER FOR NEUROSCIENCES AT THE SHARP GROSSMONT HOSPITAL AT 5555 GROSSMONT CENTER DRIVE, APN 490-340-23-00 IN THE RB-G-D (RESIDENTIAL BUSINESS/ GROSSMONT OVERLAY/ URBAN DESIGN OVERLAY) ZONE

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WHEREAS, project applicant Sharp Grossmont Hospital has submitted an application for a site development plan and special permit (Project 2021-43) to construct a 20,182 square foot addition to the existing single-story rehabilitation center to create a two-story Center for Neurosciences at the Sharp Grossmont Hospital at 5555 Grossmont Center Drive, APN 490-340-23-00 in the RB-G-D (Residential Business/ Grossmont Overlay/ Urban Design Overlay) zone;

WHEREAS, in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000, et seq., and its implementing guidelines ("CEQA Guidelines"), California Code of Regulations, title 14, section 15000, et seq., the City completed an Environmental Initial Study and prepared a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project;

WHEREAS, multiple technical studies were prepared, which are included as appendices as part of the Initial Study and were accepted by the City;

WHEREAS, the Initial Study identified potentially significant environmental effects associated with Biological Resources and Geology/Soils/Paleontological Resources;

WHEREAS, the Initial Study identified mitigations to address potential impacts related to paleontological resources and interior sound levels, which are included in a Mitigation Monitoring and Reporting Program (MMRP) to be adopted with the final environmental document;

WHEREAS, a draft Mitigated Negative Declaration (MND) was prepared and made available for public review from August 19, 2022, to September 19, 2022, including notice mailed to surrounding property owners, notice published in the Daily Transcript, posting on the City website, and posting at the State Clearinghouse;

WHEREAS, correspondence received during the review period was considered and responses provided; and

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the applicable provisions of CEQA and the CEQA Guidelines have been duly observed in conjunction with said hearing and the considerations of this matter and all of the proceedings related thereto.
2. That the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) were prepared in accordance with the applicable provisions of CEQA and the CEQA Guidelines.
3. That, based on the whole record, there is no substantial evidence that the project will have a significant effect on the environment due to mitigation measures to address impacts to Biological Resources and Geology/Soils/Paleontological Resources referenced in the Mitigation Monitoring and Reporting Program, which reduce potential impacts to below a level of significance and have been included as conditions of project approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the staff report, minutes, plans, and exhibits, all of which are herein incorporated by reference.
3. The Planning Commission approves the Initial Study and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit A) prepared for Project 2021-43.


PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 21<sup>st</sup> day of September, 2022, by the following vote, to wit:

AYES: Chair Torpey and Commissioners Alvarado, Cooper, and Coston

NOES:

ABSENT: Commissioner Jones

I, Kerry Kusiak, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2022-09, duly passed and adopted by the Planning Commission.



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Kerry Kusiak, Secretary  
La Mesa Planning Commission

**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM FOR PROJECT 2021-43 (CENTER FOR NEUROSCIENCES)**

Mitigation Measure		Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity	Completed
<b>GEOLOGY AND SOILS</b>						
<b>BIO-1</b>	Grading, vegetation clearing, and/or noise-generating activities shall be scheduled outside the nesting bird season (approximately February 15-August 31), if feasible. If construction cannot be scheduled outside of the nesting bird season, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat within the project site. Preconstruction surveys for nesting raptors shall cover potential raptor nesting sites within 500 feet of the project site and within 100 feet of the project site for all other migratory birds, where accessible. Surveys shall be conducted no more than 3 days prior to construction activities, and the surveying biologist must be qualified to determine the status and stage of nesting without causing intrusive disturbance.  If active nests are detected during the preconstruction surveys, a suitable buffer from construction activities (500 feet for raptors and 100 feet for all other species) shall be applied until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged or the nest has failed). A qualified biologist will check the nest status at least once per week, using the least invasive method feasible (e.g., observation with binoculars from a distance). These buffers may be reduced at the discretion of a qualified biologist with sufficient avian experience as long as the nesting birds continue to behave normally and do not show signs of stress cause by construction.	Submit documentation to City.	Applicant	Prior to issuance of a grading permit	Department	
<b>GEOLOGY AND SOILS</b>						
<b>GEO-1</b>	Fill Materials. The upper 1 to 2 feet of undocumented artificial fill materials are considered potentially compressible and generally unsuitable in their present state to support additional fill or structural loads. Localized fills up to approximately 5 to 6 feet may be encountered as well. Accordingly, these soils are to be removed and recompacted.	Submit documentation to City.	Applicant	Prior to issuance of a grading permit	Department	
<b>GEO-2</b>	Paleontological Monitoring. If it is determined that excavation would extend below the artificial fill, a qualified paleontologist shall be retained by the Applicant prior to excavations reaching 10 feet or greater in depth. The qualified paleontologist shall develop and execute a Paleontological Resources Monitoring and Mitigation Plan (PRMMP) and supervise a paleontological monitor who shall monitor all ground-disturbing activities associated with such excavations. The PRMMP would outline the procedures to follow with respect to paleontological resources (e.g., monitoring protocols, curation, data recovery of fossils, reporting). If fossils are found during such excavation, the paleontological monitor shall be authorized to halt ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment according to the PRMMP.	Submit documentation to City.	Applicant	Prior to issuance of a grading permit	Department	