



**NOTICE OF PREPARATION AND SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT REPORT**

ALVARADO SPECIFIC PLAN

To all interested parties:

NOTICE IS HEREBY GIVEN that the City of La Mesa (City), as the Lead Agency, has determined that the Alvarado Specific Plan project (proposed project) will require preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) of a PEIR and Scoping Meeting was publicly noticed and distributed on May 21, 2019.

Project Location

The project is located on an approximately 12-acre site along the south side of Alvarado Road generally between 70th Street on the west and Guava Avenue on the east in La Mesa (see Figure 1, Site Location), California. The project site is bound by the 70th Street trolley station to the west, the Green Line trolley corridor to the south, a car dealership to the east, and Alvarado Road and Interstate 8 to the north. The site is developed and currently contains a recreational vehicle (RV) resort facility with paved access roadways, RV spaces, a clubhouse, a swimming pool, and three billboards. Alvarado Creek traverses the property as it flows under Alvarado Road in the eastern portion of the site and continues southwesterly and westerly along the southern boundary of the western portion of the site.

Project Description

The proposed project entails a master development plan for a phased transit-oriented development and associated public improvements. The project would include four development parcels that would be constructed in two phases. Phase 1 includes the parcels (Parcels 1-3) west of the intersection of Alvarado Creek and Alvarado Road. Phase 2 includes the parcel (Parcel 4) east of the intersection of the Creek and Alvarado Road. Each parcel would be developed with a multi-family residential building. Figure 2, Site Plan Concept, depicts a conceptual site plan of the proposed project.

Phase 1 would feature two multi-family residential buildings built on a podium deck over multi-level parking in the central portion of the site and a smaller-scale building in the western-most parcel. Phase 2 would include one building in the eastern portion of the site similar in size and scale to the two larger buildings constructed in Phase 1. The buildings would include up to five stories of residential units and one to three levels of parking. Each building would include a mix of housing types and sizes, ranging from two-bedroom, one-bedroom, studios, and loft units. The land use and development standards in the proposed Specific Plan outline a "form-based" regulatory concept for the multi-family housing on each of the development parcels. The multi-family housing will include a range of dwelling unit types and sizes distributed within an allowable building envelope prescribed by the development standards for the Specific Plan. In total, an estimated 850 to 950 residential units would be constructed at buildout. In addition to the residential uses, the project would include ground floor, resident-serving commercial uses.

The buildings would include interior project amenity facilities and active outdoor spaces on the parking structure podium deck levels. A comprehensive landscaping plan would be implemented as the site is developed. Site access would be provided from Alvarado Road to two internal loop roads. Beyond the parking access points, the loop road would primarily function as a pedestrian promenade connecting the buildings and site amenities, as well to the Alvarado Road frontage improvements and adjacent 70th Street trolley station.

As part of the project, several public improvements would be implemented. Frontage road improvements to Alvarado Road would be provided, including new sidewalk, curb and gutter, street lights, a pedestrian bridge over the Alvarado Creek channel, and a pedestrian connection to the adjacent 70th Street trolley station. Existing overhead utility lines that extend across the site would be relocated underground. Improvements would also be made to the Alvarado Creek channel that traverses the site to control flood and storm water flows within the channel. Sewer system improvements are proposed, including relocating an existing sewer trunk line within the channel out of the channel, removing several abandoned sewer lines in the creek, and raising and capping an existing manhole.

In conjunction with the adoption of the Alvarado Specific Plan, a Development Agreement is proposed to be adopted by Ordinance of the City Council in accordance with California Government Code sections 65864 et seq. to memorialize the project entitlements and the provisions for construction of proposed public improvements.

Potential Environmental Effects

A program-level EIR will be prepared to address potential environmental impacts associated with implementation of the proposed project. Potential key environmental considerations to be addressed in the PEIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. The Draft PEIR will also include a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft PEIR will also include an analysis of cumulative effects, as well as other required CEQA sections.

CEQA Compliance

This NOP has been prepared in accordance with Section 15082 of the State CEQA Guidelines and will be circulated for a 30-day review period during which your comments and suggestions regarding the scope of the Draft PEIR are welcomed. Due to the time limits mandated by state law, the 30-day scoping period will extend from May 21, 2019 through June 20, 2019. Your scoping comments must be sent at the earliest possible date, but not later than 5:30 PM on June 20, 2019. Comments on the scope of the Draft PEIR can be mailed to:

Kirt Coury
Project Planner, Community Development Department
City of La Mesa
8130 Allison Avenue
La Mesa, California 91942

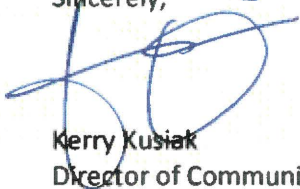
Or provided via email to alvaradosp@ci.la-mesa.ca.us.

Notice of Scoping Meeting

The City will hold a public scoping meeting to obtain information regarding the content and scope of the PEIR. This scoping meeting will take place on Wednesday, May 29, 2019 at 6:00 PM in the Community Room of the La Mesa Police Station, 8085 University Avenue. All public agencies, organizations, and interested parties are encouraged to attend and participate in the meeting.

Questions regarding the proposed project or scoping meeting should be directed to Kirt Coury at the contact information above.

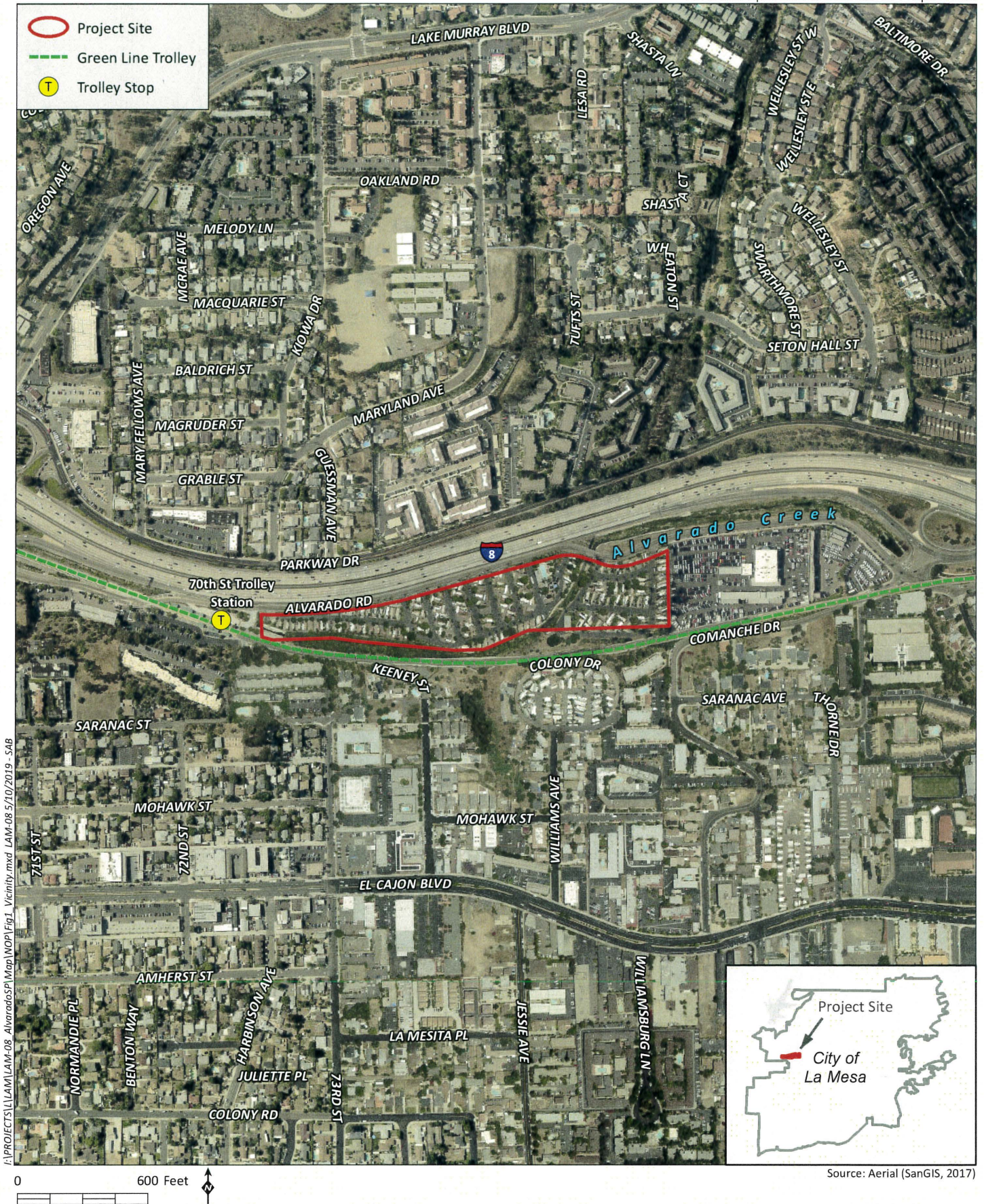
Sincerely,

A handwritten signature in blue ink, appearing to read "Kerry Kusiak", is written over the printed name and title.

Kerry Kusiak
Director of Community Development

Enclosures: Figure 1 Site Location
Figure 2 Site Plan Concept

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Site Location

Figure 1

LEGEND

- | | | | | | |
|--|---|------------------------------------|----------------------------------|---|----------------------------|
| 1 Outdoor courtyard at podium level | 6 Proposed entry monument | 11 Accent street trees | 16 Loading zone | 21 Public connection to 70th street trolley | 26 Pick up & drop off zone |
| 2 Pedestrian promenade /
Emergency vehicular access (EVA) | 7 Pedestrian sidewalk | 12 Existing power pole to remain | 17 Future resident parking | 22 Private connection to 70th street trolley | |
| 3 Gabion retaining wall or similar at
creek edge | 8 Parallel parking | 13 Prefabricated pedestrian bridge | 18 Vehicular gate | 23 Building 4 commercial component | |
| 4 Decorative paving | 9 Palm trees in 5x8 tree grates | 14 Bio-filtration basin | 19 Existing creek | 24 Building 2 private residential patios | |
| 5 Social node with shade element and
synthetic turf area | 10 Proposed vines at existing retaining
wall | 15 Rain event bio-filtration basin | 20 Existing billboards to remain | 25 Building 1 landscape corridor between
buildings | |



0 30 60 120
Scale: 1" = 60'-0"

Source: City of La Mesa 2019

Site Plan Concept

Figure 2