

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019059095

Project Title: Alvarado Specific Plan

Lead Agency: City of La Mesa

Contact Name: Kerry Kusiak

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Project Location: La Mesa San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

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. In addition to the residential uses, the project could include ground floor, resident-serving commercial uses.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project could result in potentially significant biological resources impacts to sensitive species (Cooper's hawk and other raptor species) and nesting birds, sensitive vegetation (freshwater marsh and willow woodland), jurisdictional waters and wetlands (freshwater marsh, willow woodland, and non-wetland waters/streambed), and consistency with habitat conservation plans (La Mesa Habitat Conservation Plan/Natural Community Conservation Plan Subarea Plan due to potential impacts to Multiple Species Conservation Program species). Mitigation would reduce impacts to less than significant and would include a biological monitoring program and habitat/wetlands replacement.

The project has the potential to impact subsurface archaeological and tribal cultural resources that may be located underground within the site. This impact would be reduced to below a level of significance through implementation of an archaeological monitoring program during project construction, followed by the preparation and submittal of a monitoring report.

Implementation of the proposed project could result in a potentially significant hazards impact during demolition activities associated with release of asbestos-containing materials (ACM) and/or lead-based paint (LBP). Impacts would be reduced to below a level of significance through implementation of an ACM and LBP survey and disposal.

Implementation of the proposed project could result in a potentially significant impact to unknown paleontological resources. This impact would be reduced to below a level of significance through implementation of paleontological monitoring program during project construction, followed by the preparation and submittal of a monitoring report.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable.

Provide a list of the responsible or trustee agencies for the project.

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
California Department of Fish and Wildlife
Regional Water Quality Control Board
San Diego Metropolitan Transit System
City of San Diego
California Department of Transportation