



**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
ALVARADO SPECIFIC PLAN
SCH No. 2019059095**

September 9, 2020

To all interested parties:

NOTICE IS HEREBY GIVEN that a Program Environmental Impact Report (PEIR) has been prepared for the Alvarado Specific Plan project (proposed project) in accordance with the California Environmental Quality Act (CEQA). The City of La Mesa (City), as the Lead Agency, is inviting your comments regarding the adequacy of the PEIR. This Notice of Availability (NOA) of a PEIR was published in the San Diego Daily Transcript and publicly noticed and distributed on September 9, 2020. The Draft PEIR and associated technical appendices can be accessed at the following link:

<https://www.cityoflamesa.us/1639/Alvarado-Specific-Plan>

The Draft PEIR is also available for review at the City of La Mesa located at 8100 Allison Avenue, La Mesa, CA 91942; please call for an appointment at (619) 667-1177. A copy of the Draft PEIR is also available for review at the La Mesa Library located at 8074 University Avenue, La Mesa, CA 91942.

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, 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.

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. A total of 850 to 950 residential units would be constructed at buildout. In addition to the residential uses, the project could 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 a shared pedestrian/bicycle path, curb and gutter, streetlights, street trees, an on-street parking lane, 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 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.

CEQA Compliance

This NOA has been prepared in accordance with Section 15087 of the State CEQA Guidelines. The Draft PEIR will be circulated for a 45-day review period during which your comments regarding the adequacy of the Draft PEIR are welcomed. Due to the time limits mandated by state law, the 45-day review period will extend from September 9, 2020 through October 26, 2020. Your comments must be received by 5:30 PM on October 26, 2020. Comments on the adequacy 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@cityoflamesa.us.

Sincerely,



Kerry Kusiak
Director of Community Development