



**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 70<sup>th</sup> 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 70<sup>th</sup> 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 70<sup>th</sup> 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 70<sup>th</sup> 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](mailto: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,

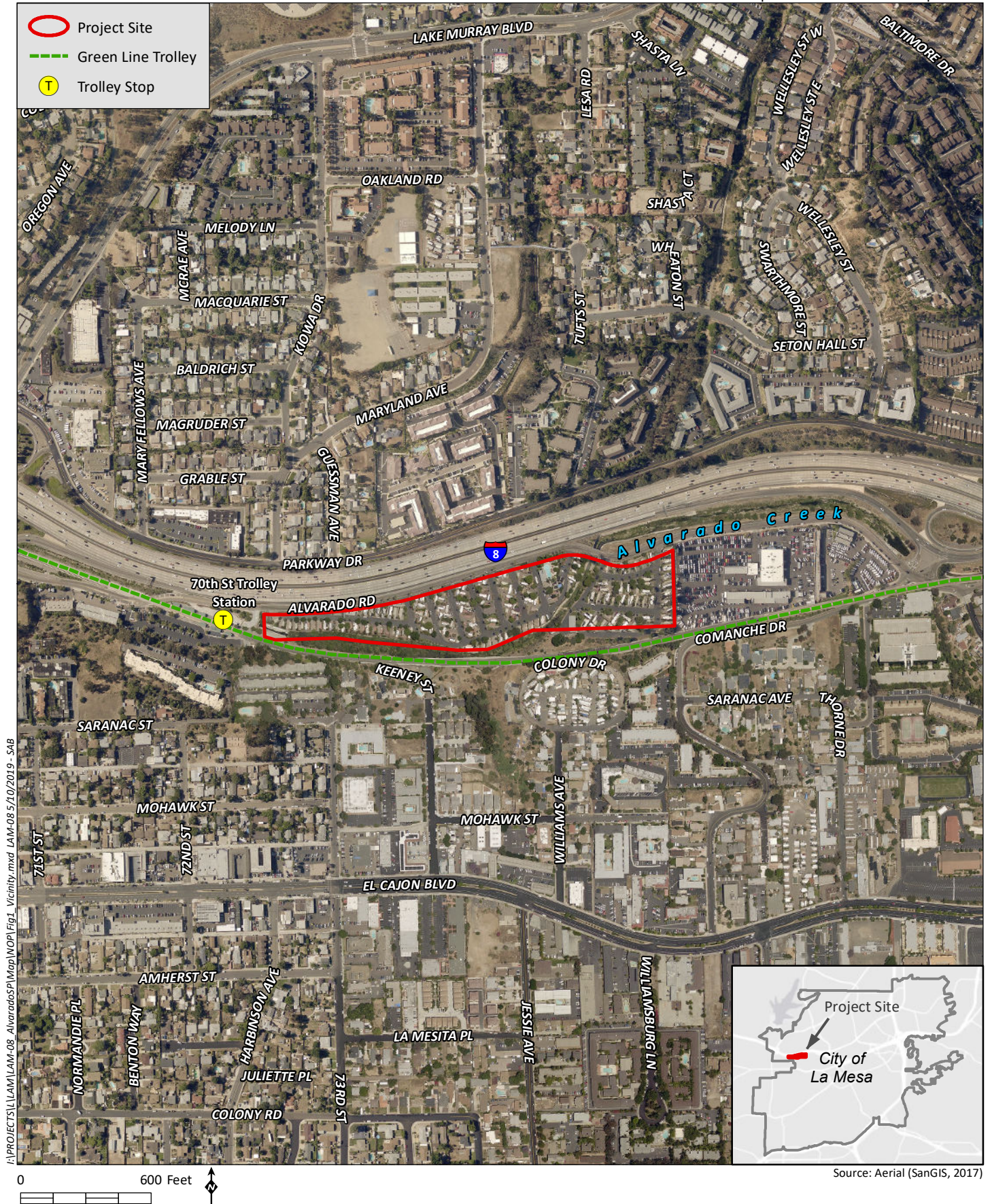


Kerry Kusiak  
Director of Community Development

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



NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department

1550 Harbor Blvd., Suite 100

West Sacramento, CA 95691 Phone (916) 373-3710

Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)Website: <http://www.nahc.ca.gov>

Twitter: @CA\_NAHC

REC'D CITY OF LA MESA

JUN 11 2019

Community Development Dept.



June 7, 2019

Kerry Kusiak  
City of La Mesa  
8130 Allison Avenue  
La Mesa, CA 91942

RE: SCH# 2019059095 Alvarado Specific Plan, San Diego County

Dear Mr. Kusiak:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).



7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Steven.Quinn@nahc.ca.gov.

Sincerely,



for

Steven Quinn  
Associate Governmental Program Analyst

cc: State Clearinghouse





401 B Street, Suite 800  
San Diego, CA 92101-4231  
(619) 699-1900  
Fax (619) 699-1905  
sandag.org

June 20, 2019

File Number 3300300

Mr. Kirt Coury  
Project Planner, Community Development Department  
City of La Mesa  
8130 Allison Avenue  
La Mesa, CA 91942  
alvaradosp@ci.la-mesa.ca.us

**MEMBER AGENCIES**

Cities of  
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Southern California  
Tribal Chairmen's Association  
Mexico

Dear Mr. Coury:

**Subject:** Alvarado Specific Plan Notice of Preparation

Thank you for the opportunity to comment on the City of La Mesa's Alvarado Specific Plan Notice of Preparation (NOP). The San Diego Association of Governments (SANDAG) is submitting comments based on the policies included in San Diego Forward: The Regional Plan (2015 Regional Plan). These policies will help provide people with more travel and housing choices, protect the environment, create healthy communities, and stimulate economic growth. SANDAG's comments are submitted from a regional perspective emphasizing the need for better land use and transportation coordination.

**Smart Growth**

This project is partially located in a Smart Growth Opportunity Area (SGOA) identified on the Smart Growth Concept Map; specifically, the project is located in an Existing/Planned Community Center (LM-10). SANDAG appreciates that the City of La Mesa has prioritized transit-oriented development and land use changes that support the Smart Growth Concept Map and 2015 Regional Plan. A key goal of the 2015 Regional Plan is to focus growth in SGOAs. Development in these areas supports a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all. Please facilitate access to existing and future transit routes and services (e.g., Trolley, bus service), within the project area.

**Transportation Demand Management**

Please consider incorporating transportation demand management (TDM) strategies when developing the Environmental Impact Report for the Alvarado Specific Plan. TDM consists of programs, services, and policies that encourage the use of transportation alternatives and aligns with the City's commitment to achieving greenhouse gas reductions, as outlined in the City of La Mesa's Climate Action Plan. Specific TDM measures to consider include:

- Wayfinding signage for residents and visitors to locate major destinations and the 70th Street Station.

- Provision of secure and convenient bike parking and amenities, such as bicycle repair stands.
- On-site shared mobility services (e.g., carshare, bikeshare, neighborhood electric vehicles) to offer alternatives for travel within the project area and enhance connections to the 70th Street Station.
- Designate curbside facilities for passenger loading zones to reduce conflicts with vehicles traveling along Alvarado Road.
- Parking management strategies, such as shared parking, parking cash-out, and designated parking for carpools, vanpools, and other shared mobility options.

The SANDAG TDM program, iCommute, can assist with promoting rideshare options, as well as other regional services that encourage the use of transportation alternatives and reduce traffic congestion. Regional TDM programs include multimodal trip planning, the Guaranteed Ride Home service, support for bicycling, and the Regional Vanpool Program. Information on the SANDAG TDM program can be accessed at [iCommuteSD.com](http://iCommuteSD.com).

### **Other Considerations**

SANDAG has a number of resources that can be used for additional information or clarification on topics discussed in this letter. These can be found on our website at [sandag.org](http://sandag.org):

- Designing for Smart Growth: Creating Great Places in the San Diego Region
- Parking Strategies for Smart Growth
- Trip Generation for Smart Growth
- Planning and Designing for Pedestrians: Model Guidelines for the San Diego Region
- SANDAG Regional Mobility Hub Implementation Strategy  
SANDAG Regional Parking Management Toolbox
- Riding to 2050: The San Diego Regional Bike Plan

When available, please send any additional environmental documents related to this project to:

Intergovernmental Review  
c/o SANDAG  
401 B Street, Suite 800  
San Diego, CA 92101

We appreciate the opportunity to comment on the City of La Mesa's Alvarado Specific Plan NOP. If you have any questions, please contact me at (619) 699-1943 or at [seth.litchney@sandag.org](mailto:seth.litchney@sandag.org).

Sincerely,



SETH LITCHNEY  
Senior Regional Planner

SLI/KHE/ais

**From:** Kathleen Brand [mailto:brand@civicsd.com]  
**Sent:** Thursday, May 23, 2019 11:51 AM  
**To:** Alvarado SP  
**Subject:** Alvarado Specific Plan

Dear Kirt,

I would like to see all the conceptual drawings for the site. I don't believe what you have posted on the website is the only drawing the developer has completed. It is very difficult to give comment back without a thorough understanding of how the architecture fits on the site. The City's website should be the portal for accessing this information.

Your description of the project does not include an analysis of on-site parking, a count of the various types of units, and a very detailed description of the overall massing and height of the buildings with the parking garages.

After review of the one plan posted on the website, I do not agree with your assessment that the loop road would primarily function as a pedestrian promenade. The access gates are recessed into the site and the loading zones are almost in the center of the site. There should be a pedestrian walkway/trail along the creek edge as it appears on the western portion of the site, that wraps around weaves through the site. If you have been by Alterra and Pravada, the residents use the area next to the trolley tracks as a dog relief area. Providing true pedestrian and dog-friendly amenities will be an asset to the development. This ties into the "social nodes" shown on the plans, which will no more than the dog relief areas, so call them out as such and design them for that purpose.

I also think that if this is TOD development the developer and/or the City should implement the proposed bike path per the bike master plan for Alvarado from 70<sup>th</sup> Street Station to Guava. I would recommend that it be a class 4 cycle track instead of the class II proposed. We need better and more progressive bicycle infrastructure. You should eliminate any on-street parking along this site, since this is TOD there will not be a need for it. If you think people will need to park on the street, then the on-site parking should increase.

It looks like there are bulb-outs at the entrances to the development. I do not advocate for bulb-outs. They severely limit the ability to put in better bicycle infrastructure.

Regards,

**Kathleen Brand**

Senior Planner/Landscape Architect

Civic San Diego

401 B Street, Suite 400

San Diego, CA 92101-4298

619.533.7138 [www.civicsd.com](http://www.civicsd.com) [brand@civicsd.com](mailto:brand@civicsd.com)





CITY OF  
**LA MESA**  
JEWEL of the HILLS

**Alvarado Specific Plan  
Environmental Impact Report Scoping Meeting**

COMMENTS ON THE SCOPE TO BE ADDRESSED IN THE EIR

NAME: DENNIS ANDOLSEK

ORGANIZATION: \_\_\_\_\_

MAILING ADDRESS: 7245 MAGRUDER ST., LA MESA, CA. 91942

EMAIL ADDRESS: \_\_\_\_\_

PLEASE PROVIDE COMMENTS ON WHAT ISSUES YOU BELIEVE SHOULD BE ANALYZED IN THE EIR.

- ENOUGH PARKING PER UNIT, PLUS GUESTS
- TRAFFIC IN THE AREA
- HEIGHT LIMITS — OBSTRUCTED VIEW OF  
NEIGHBORING HOUSES
- SENIOR HOUSING POSSIBILITIES

Comments will be accepted in writing until 5:30 pm on June 20, 2019.  
Please submit via email to: [alvaradosp@ci.la-mesa.ca.us](mailto:alvaradosp@ci.la-mesa.ca.us), OR via personal delivery or mail service to:

City of La Mesa  
Attn. Kirt Coury  
Community Development Department  
8130 Allison Avenue  
La Mesa, CA 91942

**From:** Angela Deegan [mailto:ieukcoca@gmail.com]  
**Sent:** Monday, June 17, 2019 9:56 PM  
**To:** Alvarado SP  
**Subject:** Comments on NOTICE OF PREPARATION AND SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT REPORT

Dear Kirt,

I reviewed the NOTICE OF PREPARATION AND SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT REPORT for the Alvarado Specific Plan. Here are my scoping comments in relation to it:

- There needs to be a minimum of 20% affordable housing (in perpetuity) in this development. We desperately need more affordable housing in La Mesa, especially near transit. Lower income folks are less likely to own a car and therefore more likely to use transit. So it makes sense to site affordable homes here since it's adjacent to a trolley station.
- Because the development is next to a trolley station, provide free or heavily discounted transit passes to all residents, to ensure they develop the habit of using transit.
- Because the development is next to a trolley station, the number of parking spaces provided needs to be kept to a minimum! Certainly there should be no more than one level of parking in any of the buildings.
- Any parking spots that are provided need to have 240 Volt electric vehicle charging facilities so that use of gas-powered cars is not incentivized.
- Any parking spots provided need to be unbundled from the cost of the housing units, so that residents who wish to live car-free are not incentivized to own a car.
- Bicycle storage facilities must be provided.
- To make composting feasible and to improve the quality of life of the residents, there should be composting facilities for each of the four buildings and an area designated for a community garden where the compost can be used.
- The roofs of the buildings should have photovoltaic panels to serve the buildings.
- There should be no artificial turf! Artificial turf retains heat. It creates a "heat island" effect, which holds in heat during the day and releases it at night – not what we need in drought-prone California. Underneath, it kills healthy soil bacteria, worms and root systems. It must be watered regularly to keep it cool – water that can be better used to maintain any of several types of drought-resistant sod or lush drought-resistant planting.
- No palm trees should be included - only shade trees!

Sincerely,

Angela Deegan

La Mesa resident

619 916 9017



CITY OF  
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**Alvarado Specific Plan  
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COMMENTS ON THE SCOPE TO BE ADDRESSED IN THE EIR

NAME: Carol Carol Kear

ORGANIZATION: \_\_\_\_\_

MAILING ADDRESS: 1245 Broken La Mesa

EMAIL ADDRESS: \_\_\_\_\_

PLEASE PROVIDE COMMENTS ON WHAT ISSUES YOU BELIEVE SHOULD BE ANALYZED IN THE EIR.

Senior housing  
Barberia  
Amounts of people living in area  
each unit

travel of parts, water over  
loading of vehicles population  
becoming  
feel my property will be worth  
less

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**COMMENTS ON THE SCOPE TO BE ADDRESSED IN THE EIR**

NAME: Lois Knowlton

ORGANIZATION: La Mesa First United Methodist Church

MAILING ADDRESS: 4506 Noto Dr., La Mesa

EMAIL ADDRESS: lorogknow@gmail.com

PLEASE PROVIDE COMMENTS ON WHAT ISSUES YOU BELIEVE SHOULD BE ANALYZED IN THE EIR.

Designate a portion of the project  
to affordable senior housing.

Positive - Making the housing rentals  
that are well managed.

Make the units that are designated  
market rate to include at least  
20% inclusionary based on income  
of the renters.

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COMMENTS ON THE SCOPE TO BE ADDRESSED IN THE EIR

NAME: PEGGY LEIMBACH

ORGANIZATION: Home OWNER

MAILING ADDRESS: 7765 SARAWAC PL #34 91942

EMAIL ADDRESS: PEGY17@aol.com

PLEASE PROVIDE COMMENTS ON WHAT ISSUES YOU BELIEVE SHOULD BE ANALYZED IN THE EIR.

HEIGHT OF UNITS SHOULD BE LOWER

EFFECT ON WILDLIFE - OWLS, HERON

EFFECT ON HOME VALUES

↑ IN TRAFFIC

INCLUDE SR HOUSING IN PLAN

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## COMMENTS ON THE SCOPE TO BE ADDRESSED IN THE EIR

PLEASE PROVIDE COMMENTS ON WHAT ISSUES YOU BELIEVE SHOULD BE ANALYZED IN THE EIR.

WILL THERE BE PLANNING TO MAKE THE PROPERTY SENIOR FRIENDLY?

City of La Mesa  
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COMMENTS ON THE SCOPE TO BE ADDRESSED IN THE EIR

NAME: Irma Sanchez

ORGANIZATION: \_\_\_\_\_

MAILING ADDRESS: 7740 Saranac #31 91942

EMAIL ADDRESS: \_\_\_\_\_

PLEASE PROVIDE COMMENTS ON WHAT ISSUES YOU BELIEVE SHOULD BE ANALYZED IN THE EIR.

Height of Building should be minimize

Effects of value of our property.

increase traffic

senior housing included in  
the development

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Community Development Department  
8130 Allison Avenue  
La Mesa, CA 91942



**From:** donshields66 [mailto:donshields66@gmail.com]  
**Sent:** Saturday, May 25, 2019 11:05 AM  
**To:** Alvarado SP  
**Subject:** Alvarado Specific Plan

Kirt,

I want to make a few comments about the project on Alvarado road near the 70th street trolley station.

The first is there going to be enough parking to keep cars off Alvarado road? There is barely a shoulder there so there is really no parking and if children are going to be living in these residences how are they protected from careless drivers on that road? Is there going to be a side walk put in as people transit from the trolley station all the way to the National University building. There are runners who use the road and could use a sidewalk. Just thinking about safety.

When all the RV's are displaced what is the plan to keep them from living on the streets of La Mesa and San Diego and some currently do?

Best Regards,

Don Shields



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JEWEL of the HILLS

**Alvarado Specific Plan  
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**COMMENTS ON THE SCOPE TO BE ADDRESSED IN THE EIR**

NAME: JULIE SUTTON-HAYES

ORGANIZATION: N. A.

MAILING ADDRESS: 5255 MARYLAND AVE. LA MESA, CA 91942

EMAIL ADDRESS: jsutton-hayes@aol.com

PLEASE PROVIDE COMMENTS ON WHAT ISSUES YOU BELIEVE SHOULD BE ANALYZED IN THE EIR.

TRAFFIC: HISTORICALLY THROUGHOUT THE YEARS, WITH ALL THE DEVELOPMENT PROJECTS WE HAVE HAD TO FORCE MORE EXTENSIVE STUDIES. TRAFFIC IS ALREADY BAD ALONG 70TH ST/LAKE MURRAY BLVD, BALTIMORE DR., EL CATON BLVD, PARKWAY DR. & FLETCHER PKY THE ONLY ACCESS TO THE PROJECT IS FROM ALVARADO RD. THERE IS NO WAY 70TH ST/LAKE MURRAY BLVD, BALTIMORE DR & FLETCHER PKY THE RAMP WHICH IS TO EXIT I8E @ 70TH ST. WILL BE ESPECIALLY IMPACTED AS WILL THE ON RAMP FROM THE BRIDGE TO I8W. ANY NEW (OTHER ADDITIONAL) PROJECTS IN THE AREA SHOULD ALSO BE CONSIDERED AS THEY WILL ALSO BE CONSIDERED AS CONTRIBUTORY TO THIS TRAFFIC ISSUE. ACCESS FROM PARKWAY DR TO BALTIMORE DR WILL ALSO BE AFFECTED AS WILL THE ON RAMP FROM ~~THE~~ BALTIMORE DR TO I8E. PARKWAY DR ALREADY HAS BEEN AFFECTED BY THE APARTMENTS AT THE OLD COLEMAN COLLEGE SITE. →  
CONVIA WILL DEFINITELY BE IMPACTED

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WE LIVE DIRECTLY ACROSS IS ON MARYLAND AVE  
& WHEN SOME RECENTLY DID THE PIPELINE WE  
EXPERIENCED TERRIBLE DUST & DIRT CONSTANTLY IN THE AIR,  
OUR HOUSES & CARS WERE COVERED DAILY. AIR QUALITY  
& NOISE WERE A TERRIBLE PROBLEM.

## HEIGHT

THIS PROJECT IS CERTAINLY CONSIDERED AS APPROPRIATE TO  
SOME DUE TO THE HEIGHT OF THE HILL BEHIND IT. BUT  
IT SETS DANGEROUS PRECEDENT! FOREVER AFTER IT  
WOULD BE POINTED TO AS PRECEDENT FOR HEIGHT ALLOWANCES  
& SPECIFIC SITE PLANS. THIS IS JUST TOO HIGH ~~IS~~ TOO MANY  
PEOPLE

## ALVARADO RD ACCESS:

THE 19<sup>TH</sup> UNIT APTS ON PARKWAY DR. REQUIRED 2 SEPARATE  
ENTRANCES 2 IS INAPPROPRIATE FOR 900 SOME OLD UNITS.  
THERE WILL STILL BE BACK-UPS OF THE ENTRANCES ONTO  
ALVARADO RD. WE EXPERIENCE THIS ON PARKWAY DR AT  
THE ENTRANCE TO THE NEW APTS.

More to follow!!

THANKS

JULIE SUTTON-HAYES

& ADELINE SUTTON ((5200 MARYLAND AVE) MY ALMOST 100 YR OLD  
MOM WHO I AM FULL TIME CAREGIVER TO)