

Alvarado Specific Plan

Public Scoping Summary Report

Prepared by:

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942

August 2019

1.0 INTRODUCTION

This report summarizes the public involvement activities conducted for the Alvarado Specific Plan project (project) by the City of La Mesa (City) and project proponent during the public scoping period. The purpose of public involvement was (1) to notify and inform stakeholders and the public about the project, and (2) to provide the opportunity for the public to comment on the scope and content of the environmental analysis, including potential environmental issues and viable alternatives. Involvement and outreach efforts were conducted in accordance with the California Environmental Quality Act (CEQA).

Section 15083 of the CEQA Guidelines encourages early public consultation, or scoping, with individuals or organizations that a lead agency believes will be concerned with the environmental effects of a project. Scoping helps in identifying the range of actions, alternatives, mitigation measures, and significant environmental effects to be analyzed in depth and in eliminating from detailed study those issues found not to be relevant to the project. Scoping is also an effective way to bring together and resolve the concerns of affected public agencies, the project proponent, and other interested parties.

2.0 PUBLIC NOTIFICATION

2.1 NOTICE OF PREPARATION

A Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) was prepared in accordance with Section 15082 of the CEQA Guidelines and was circulated for a 30-day public review period that began on May 21, 2019 and ended on June 20, 2019. The NOP was filed at the Office of the San Diego County Clerk and sent to the State Clearinghouse (State Clearinghouse number 2019059095) for distribution to state agencies with an interest in the project. The NOP was also sent via certified mail to approximately 500 property owners within a 1,000-foot radius of the project site.

The NOP informed interested parties that the City, as the CEQA lead agency, determined that preparation of a Program Environmental Impact Report (PEIR) in compliance with CEQA will be prepared for the project. The NOP contained a brief description and location of the project and a list of potential key environmental considerations to be addressed in the PEIR including: 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 NOP also provided instructions on how to submit a formal comment letter to the City regarding the scope and content of the PEIR. Additionally, it provided notification of a public scoping meeting scheduled for the project. The NOP is included as Appendix A to this report.

2.2 NEWSPAPER NOTICE

The City placed a notice in the May 23, 2019 edition of the East County Californian announcing the NOP, 30-day comment period, and public scoping meeting. The notice as it appeared in the newspaper (red outline added) is included as Appendix B to this report.

2.3 CITY WEBSITE NOTICE

The City posted an announcement of the scoping meeting on the homepage of the City's website (<https://www.cityoflamesa.us/>) for several days prior to scoping meeting. The website notice appeared as one of the featurettes on the homepage.

3.0 SCOPING MEETING

During the scoping period, the City held a public scoping meeting on Wednesday, May 29, 2019 at the La Mesa Police Station located at 8085 University Avenue, La Mesa, California. The meeting was scheduled at 6:00 p.m. and was approximately one hour in duration. Staff at the welcome station greeted guests and encouraged meeting attendees to sign in and be added to the project notification list. The meeting started with a presentation given by City staff and the consultant team of an overview of the project, the purpose of the scoping meeting, a summary of the CEQA process, and how to submit formal comments in response to the NOP. Following the presentation, City staff and consultants fielded questions and listened to concerns of attendees. In general, concerns were raised regarding traffic, aesthetics, building heights, density, construction impacts, property management, property values, and residential unit types (e.g., rental units versus for sale units and provision of affordable senior housing). A Spanish translator was also in attendance in the event that translation was necessary.

A comment station with tables, chairs, pens, and comment forms was provided to facilitate the public completing and submitting written comments at the meeting. Individuals could submit completed comment forms at the meeting, by mail, or email. Approximately ten people attended the scoping meeting. The sign-in sheet and presentation are included as Appendix C of this report.

4.0 SUMMARY OF SCOPING COMMENTS

The public scoping comment period ran from May 21, 2019 to June 20, 2019. During the public comment period, a total of 12 comment letters were received. Comment letters were submitted via the public scoping meeting (7), via email (4), and via regular mail (1). The City received three comment letters from government agencies, nine comment letters from members of the public, and one from an institution/business. All comments were received before the end of the comment period and no extensions were requested.

Table 1 includes a summary of public comments that provide a brief overview of the general issues or concerns expressed by the public. All substantive issues and concerns provided in the comment letters relative to the scope of the environmental analysis will be considered during the preparation of the Draft PEIR. The comment letters are included as Appendix D.

Table 1
SUMMARY OF PUBLIC SCOPING COMMENTS

Name	Date Received	Issues Raised
<i>State, Regional, and Local Agencies</i>		
Native American Heritage Commission	June 7, 2019	Compliance with Assembly Bill 52 and Senate Bill 18 regarding Native American outreach.
San Diego Association of Governments	June 20, 2019	Smart growth and transportation demand management.
Civic San Diego	May 23, 2019	Architecture, building massing and height, pedestrian and dog-friendly amenities, bicycle infrastructure, and bulb-outs.
<i>Individuals and Institutions/Businesses</i>		
Sharp Grossmont Hospital (Senior Resource Center)	May 29, 2019	Senior housing
Dennis Andolsek	May 29, 2019	Parking, traffic, height limits and view obstruction, and senior housing.
Angela Deegan	June 17, 2019	Affordable housing, transit incentives, parking, electric car charging facilities, bicycle storage facilities, composting facilities, solar facilities, urban heat island effect, and landscaping.
Carol Kear	May 29, 2019	Senior housing, parking, density, and property values.
Lois Knowlton	May 29, 2019	Affordable senior housing, property management, and inclusionary housing.
Peggy Leimbach	May 29, 2019	Building heights, wildlife, property values, traffic, and senior housing.
Irma Sanchez	May 29, 2019	Building heights, property values, traffic, and senior housing.
Don Shields	May 25, 2019	Parking, public safety, sidewalks, and displacement of on-site RV users
Julie Sutton-Hayes	May 29, 2019	Traffic, construction noise and air quality, building heights, and site access.

This page intentionally left blank

Appendix A Notice of Preparation

Appendix B Newspaper Notice

Appendix C Scoping Meeting Materials

Appendix D Scoping Comment Letters