

SECTION I

Introduction to the Final Program
Environmental Impact Report

INTRODUCTION TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT

INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Draft Program Environmental Impact Report (PEIR) was prepared on behalf of the City of La Mesa (City) for the proposed Alvarado Specific Plan and associated discretionary actions (collectively referred to as the “project”). The Draft PEIR was submitted to the State Clearinghouse (SCH) and the Governor’s Office of Planning and Research and circulated for a 45-day public review period beginning on September 9, 2020 and ending on October 26, 2020 (SCH No. 2019059095). During that time, the document was reviewed by various state and local agencies, as well as by interested individuals and organizations. A total of three written comment letters were received by the City. All comments received by the City have been fully addressed in written responses in this Final PEIR. The public review comments are contained in Section III of this Final PEIR.

This Final PEIR includes the following items as required in Section 15132 of the State CEQA Guidelines:

- Minor additions, revisions, or clarifications to the Draft PEIR;
- Comments and recommendations received on the Draft PEIR;
- List of persons, organizations, and public agencies commenting on the Draft PEIR;
- Responses of the lead agency to significant environmental points raised in the review; and
- Any additional information considered pertinent by the lead agency.

FINAL PEIR ORGANIZATION

This Final PEIR is organized in four parts: the first section of this document is the Introduction to the Final PEIR, the second section contains the Mitigation Monitoring and Reporting Program (MMRP) for the project, the third section contains Comments and Responses, and the fourth section is the Revised Draft PEIR. Each of these sections has its own purpose and serves to aid the reader in fully understanding the project and its implications. A brief description of each section follows.

Section I, Introduction to the Final PEIR, serves to explain the purpose of the Final PEIR and familiarize the reader with the preparation and public review processes, as well as to explain how the document can be used to understand the project and its consequences. The Notice of Availability and Environmental Document Transmittal for the Draft EIR are also contained in this section, in addition to a copy of the printed public notice. The Introduction also includes a section which provides revisions or clarifications to the Draft EIR.

The MMRP contained in Section II of the Final PEIR has been prepared in response to Section 15097 of the State CEQA Guidelines. The State CEQA Guidelines require that an MMRP be adopted upon certification of an EIR to ensure mitigation measures identified in the EIR are implemented.

The Comments and Responses contained in Section III of the Final PEIR include the letters received during the Draft PEIR public review period and the City's responses to each comment. The comments are presented in a side-by-side format, with the reproduced comment and corresponding responses on the same page.

The full text of the Draft PEIR, as revised, and its appendices are included in Section IV of the Final PEIR. The Draft PEIR, as revised, is part of the Final PEIR and is presented herein with changes incorporated after the completion of public review. As identified in the Minor Revisions or Clarifications to the Draft PEIR section below, the revisions or clarifications to the Draft PEIR are presented in strike-out and underline format.

No new significant impacts or increased magnitude of impacts have been identified as part of the Final PEIR process, and the impact conclusions reached in the Draft PEIR have not changed. Recirculation is not required because the changes presented herein merely clarify or amplify or make insignificant modifications to information in an adequate EIR (State CEQA Guidelines Section 15088.5[b]).

MINOR REVISIONS OR CLARIFICATIONS TO THE DRAFT PEIR

Subsequent to the circulation of the Draft PEIR, some minor revisions or clarifications were made to the Draft PEIR. Based, in part, on the comments received. Those changes are described below and shown in strike-out/underline format to indicate deletions and inserts in the Draft PEIR text. The Final PEIR has incorporated these revisions in Section IV and are also indicated in strike-out and underline format.

Chapter 1 Introduction

The following revision has been made in Chapter 1 in the Final PEIR (page 1-5) to clarify that the project would occur outside of the Caltrans right-of-way and would not result in direct impacts to facilities, infrastructure, or resources within the Caltrans right-of-way.

~~1.5.2.7 California Department of Transportation~~

~~I-8 is located immediately north of the Specific Plan area. The California Department of Transportation (Caltrans) manages and maintains the right-of-way associated with I-8. The project includes improvements to the Alvarado Creek channel and utilities that would extend into the Caltrans right-of-way.~~

Chapter 3 Project Description

Section 3.3.2.8 (page 3-7) in the Final PEIR has been revised as follows to clarify that vines on the retaining wall along Alvarado Road are not proposed as part of the landscape plan for the Specific Plan:

Landscape treatments planned for the Alvarado Road street frontage include street trees with mixed heights and species to create a vertical edge separating the roadway from the new sidewalk. The streetscape plan also includes a series of bulb-outs in the parking lane to add both depth and height to help reinforce the tree line street edge and provide some screening for above-grade parking levels facing the street. In addition, a planting area would be provided between the sidewalk and the parking structures to provide additional landscape screening of

the parking structures. ~~The existing retaining wall along the north side of Alvarado Road would be planted with vines.~~

Figures 3-2, 3-3, and 3-12 have also been revised to no longer show vines on the retaining wall.

Table 3-2 in the Final PEIR has been revised as shown below to clarify that an encroachment permit from Caltrans is not anticipated for implementation of the project.

**Table 3-2
ANTICIPATED DISCRETIONARY ACTIONS**

Action/Approval/Permit	Agency
Certification of PEIR	City of La Mesa
Adoption of the Alvarado Specific Plan	City of La Mesa
Amendment to the Zoning Ordinance to establish an Alvarado Specific Plan Overlay Zone	City of La Mesa
Development Agreement	City of La Mesa
Site Development Plans	City of La Mesa
Design Review	City of La Mesa
Demolition Permits	City of La Mesa
Grading Permits	City of La Mesa
Building Permits	City of La Mesa
Encroachment Permits	MTS, Caltrans
Clean Water Action Section 404 Permit	USACE
Clean Water Act Section 401 Water Quality Certification	RWQCB
Fish and Game Code Section 1602 Streambed Alteration Agreement	CDFW
NPDES Construction Activities Storm Water General Permit	RWQCB
Conditional Letter of Map Revision/Letter of Map Revision	Federal Emergency Management Agency (FEMA)

Section 4.10 Paleontological Resources

Section 4.10.6 (page 4.10-5) in the Final PEIR has been revised as follows to clarify the responsible party for implementation of mitigation measure PAL-1.

PAL-1 Paleontological Monitoring. Prior to construction, the owner/permittee shall retain a qualified paleontological monitor. The paleontological monitor shall attend pre-construction meeting(s) with the construction manager and shall be present during all initial cutting, grading, or excavation of previously undisturbed substratum. If a fossil is encountered, all operations in the area where the fossil was found shall be suspended immediately, the City shall be notified, and a qualified paleontologist shall be retained ~~by the City~~ to evaluate the significance of the find; to salvage, record, clean, and curate significant fossil(s); and to document the find in accordance with current professional paleontological standards. Within 30 days of completion of ground-disturbing activities, either a letter signed by the paleontological monitor stating that no fossils were found or, if fossils were found, a report prepared by the qualified paleontologist documenting the mitigation program shall be submitted to the City.

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**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

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019059095

Project Title: Alvarado Specific PlanLead Agency: City of La MesaContact Person: Kerry KusiakMailing Address: 8130 Allison AvenuePhone: 619-667-1177City: La MesaZip: 91942County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: La MesaCross Streets: Alvarado Road, 70th Street, Guava AvenueZip Code: 91942Longitude/Latitude (degrees, minutes and seconds): 32 ° 46 ' 20 " N / 117 ° 02 ' 13 " W Total Acres: 12Assessor's Parcel No.: MultipleSection: _____ Twp.: 16SRange: 2 West Base: _____Within 2 Miles: State Hwy #: I-8Waterways: Alvarado Creek

Airports: _____

Railways: MTS Green LineSchools: Maryland Elementary**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 950 Acres 12 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

Recreational vehicle resort facility/Commercial Manufacturing -Flood Overlay-Design Overlay/Regional Serving Commercial

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #11	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #9
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 9, 2020 Ending Date October 26, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 9/8/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

(619) 232-3486
notices@sdtranscript.com

LEGAL NOTICES

FAX (619) 232-1239

piscinas vernal.
FAA da aviso de acuerdo con 36 C.F.R. § 800.8(c) que está utilizando el proceso de NEPA para notificar al público de su conclusión que la Acción Propuesta no afectará al Auxiliary Naval Air Station Brown Field Historic District, ni ninguna propiedad en la lista o eligible de estar en la lista del Registro Nacional de Lugares Históricos (National Register of Historic Places, en inglés).

REVISIÓN PUBLICA
Antes del 14 de septiembre, una copia de la EA estará disponible en el sitio web de la ciudad: http://www.sandiego.gov/airports. Una copia de la presentación de la audiencia pública y la hoja de datos estarán disponibles en el mismo sitio 10 días antes de la audiencia pública. Los que no tienen acceso a internet pueden pedir que se les mande una copia del EA impresa o electrónica. Solicitudes se pueden hacer por teléfono (858) 573-1441 con un mensaje con su nombre, número de teléfono, formato preferido del EA (disco compacto o copia impresa), y su dirección.

AVISO COVID-19
En el 2020, la Organización Mundial de Salud (World Health Organization, en inglés) caracterizó el COVID-19 como una pandemia. Debido a los requerimientos de salud pública y seguridad asociados con el coronavirus, la revisión pública y comentarios sobre la EA se llevarán a cabo de acuerdo con la dirección de salud pública del estado de California y la ciudad de San Diego y están sujetos a cambio. La audiencia pública para la EA será por medio de internet y teléfono como se explica abajo.

Audiencia Pública:

Como resultado de la dirección de salud referente a COVID-19 y bajo la dirección del estado de California y la ciudad de San Diego, la audiencia pública se llevará a cabo virtualmente. Está invitado a asistir una audiencia pública virtual el miércoles, 14 de octubre, 2020 a las 17:30 - 19:30 Horario del Pacífico para aprender más sobre la Acción Propuesta y la EA, hacer preguntas, y proporcionar comentarios formales. La audiencia pública comenzará con una presentación de parte de los patrocinadores del proyecto. Después de la presentación, tendrá la oportunidad de hacer preguntas y proporcionar comentarios. Respuestas a las preguntas se darán al final de la presentación. Todos los comentarios públicos se grabarán como parte del registro oficial de la audiencia pública y serán hecho parte del archivo público.

Durante la parte de testimonios públicos de la audiencia pública, a cada persona se le permitirá 3 minutos para dar su testimonio. Si tiene comentarios adicionales que le gustaría dar más allá de lo que pudo dar durante su tiempo permitido, por favor entreguelos por escrito. A los comentarios escritos se las da la misma atención que a los comentarios orales presentados durante la audiencia pública.

Podrá participar en la audiencia pública por medio de computadora visitando al enlace https://PublicInput.com/BrownFieldMAPNEPA y/o por teléfono al 855-925-2801, código 8860. Durante la audiencia pública, preguntas y comentarios se podrán entregar por medio de varias formas:

- 1. Por computadora en la ventana de chat a un lado de la presentación/transmisión en vivo por https://PublicInput.com/BrownFieldMAPNEPA; o
2. Por teléfono llamando al 855-925-2801, código 8860 o por texto M326 al 855-925-2801.

Esta plataforma permanecerá abierta durante el período de comentarios públicos. Comentarios escritos serán aceptados por email a BrownFieldMAPNEPA@PublicInput.com antes o después de la audiencia pública.

Adaptaciones Especiales: Se puede proporcionar ayuda y servicios auxiliares a pedido. Las solicitudes para estos servicios se pueden hacer llamando al (858) 573-1441 al menos 5 días antes de la audiencia pública. Se harán todos los esfuerzos razonables para adaptarse a las necesidades especiales.

Aquellas personas no hablan inglés, o tienen limitaciones para leer, hablar o entender inglés, podrían recibir servicios de interpretación si los solicitan antes de la audiencia pública llamando al (858) 573-1441, al menos 5 días antes de la audiencia pública. Se harán todos los esfuerzos razonables para adaptarse a las necesidades de interpretación.

Comentarios Públicos Escritos:

Antes de incluir su dirección, número de teléfono, dirección de correo electrónico, u otra información de identificación personal en su comentario, tenga en cuenta que su

comentario completo - incluida su información de identificación personal - puede estar disponible públicamente en cualquier momento. Mientras pueda pedirnos en su comentario que retengamos de la revisión pública su información de identificación personal, no podemos garantizar que podamos hacerlo. Los comentarios recibidos sobre la EA y las respuestas a esos comentarios serán incluidos en la EA Final.

Comentarios escritos serán aceptados por email a BrownFieldMAPNEPA@PublicInput.com antes o después de la audiencia pública. También se aceptarán comentarios escritos por correo a:

Jorge E. Rubio, A.A.E.
Airports Deputy Director
City of San Diego - Airports
3750 John J. Montgomery Drive
San Diego, CA 92123

Los comentarios deben recibirse antes de las 5:00 p.m. Horario del Pacífico el 24 de octubre de 2020. Por favor asegúrese de que haya tiempo suficiente para enviar por correo. Todos los comentarios deben recibirse antes de la fecha límite, no simplemente con matasellos de esa fecha.
9/9/20

SD-3396563#

U.S. Department of Transportation
Federal Aviation Administration
City of San Diego Airports Division

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL ASSESSMENT AND NOTICE OF PUBLIC HEARING

PROPOSED PROJECT AND LOCATION
Metropolitan Airpark Project, Brown Field Municipal Airport, San Diego, San Diego County, California.

Pursuant to Title 49, United States Code, §47106(c)(1)(A), notice is hereby given that the City of San Diego, California, through its Airport Division (Sponsor), proposes to permit a private developer to implement the proposed Metropolitan Airpark Project (Proposed Action) at the Brown Field Municipal Airport (SDM). The Proposed Action includes the construction of a fixed-base operator (FBO) building, aircraft parking apron, aircraft hangar buildings, and a helicopter business center. The Proposed Action also includes site preparation and grading, utilities installation, road construction, and road widening. The purpose of the Proposed Action is to accommodate the unmet demand for additional corporate jet aviation facilities in south San Diego County. Implementation of the Proposed Action would result in new facilities at SDM that would be designed to meet applicable Federal Aviation Administration (FAA) airport design standards.

ANTICIPATED IMPACTS
The Draft Environmental Assessment (EA) provides information on the proposed project and discusses the potential economic, social, and environmental impacts of the Proposed Action with consideration of its alternatives (including the No Action Alternative) and has been prepared pursuant to the requirements of Section 102(2)(c) of the National Environmental Policy Act of 1969 (NEPA), and Section 509(b)(5) of the Airport and Airway Improvement Act of 1982, as amended. The FAA is the lead federal agency and will ensure compliance with NEPA for airport development actions. The Draft EA has also been prepared in accordance with FAA Order 1050.1F, Environmental Impacts: Policies and Procedures, FAA Order 5050.4B, National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions, the federal Endangered Species Act, Clean Water Act, Clean Air Act, and National Historic Preservation Act, and Executive Order 11990 on Protection of Wetlands. The Draft EA includes an analysis of prudent or feasible alternatives; potential economic, social and environmental effects; and mitigation measures, as appropriate.

Pursuant to the Endangered Species Act, 16 U.S.C. § 1536, the FAA gives notice that the FAA has determined the Proposed Action may affect, is likely to adversely affect, the following federally listed species: endangered San Diego fairy shrimp (Branchinecta sandiegonensis), endangered San Diego button celery (Eryngium aristulatum var. parishii), and threatened coastal California gnatcatcher (Poliophtia californica californica). The FAA has determined the Proposed Action will not affect the federal endangered Quino checkerspot butterfly (Euphydryas editha quino). The Proposed Action would affect 1.01 acres of Waters of the U.S. (Waters) regulated under Sections 401 and 404 of the Clean Water Act. This includes 0.73 acre of non-wetland Waters and 0.28 acre of wetland Waters in the form of vernal pools.

FAA provides notice pursuant to 36 C.F.R. § 800.8(c) that it is using the NEPA process to notify the public of FAA's finding that the proposed undertaking will not affect

the Auxiliary Naval Air Station Brown Field Historic District or any properties listed or eligible for listing on the National Register of Historic Places.

PUBLIC REVIEW

By September 14th, 2020, a copy of the Draft EA will be available at the City of San Diego Airports website: www.sandiego.gov/airports. A copy of the public hearing presentation and project fact sheet will be posted to the same website 10 days prior to the public hearing. Those who do not have Internet capability or ability to access online materials may request a hard or electronic copy of the Draft EA be sent to you. Requests can be made by calling (858) 573-1441 and leaving a voicemail with your name, phone number, preferred format of the Draft EA (CD or hard copy), and address.

COVID-19 NOTICE
In 2020, the World Health Organization characterized COVID-19 as a pandemic. Due to the public health and safety requirements concerning the coronavirus, the public review and comments regarding the Draft EA shall be conducted in accordance with the public health guidance provided by the State of California and the City of San Diego which are subject to change. The public hearing for the Draft EA will be held online and via telephone as further described below.

Public Hearing:

As a result of public health guidance regarding COVID-19 and under the direction of State of California and the City of San Diego, the public hearing will be held virtually. You are invited to attend a virtual public hearing scheduled for Wednesday October 14th, 2020 from 5:30 - 7:30 pm Pacific Time to learn more about the Proposed Action and Draft EA, ask questions, and provide formal comments. The public hearing will begin with a presentation by the project's proponents. After the presentation, you will have the opportunity to ask questions and provide comments. Questions will be answered at the end of the presentation. All public comments will be recorded as part of the official public hearing transcript and will be made part of the public record.

During the public testimony portion of the public hearing, each speaker will be given 3 minutes for their testimony. If you have additional comments that you would like to submit beyond what you are able to address during your allotted time, please submit them in writing. Written comments are given the same attention as oral comments presented during the public hearing.

You may participate in the public hearing via computer by visiting https://PublicInput.com/BrownFieldMAPNEPA and/or via phone by calling 855-925-2801, code 8860. During the public hearing, questions and comments may be submitted through several channels:

- 1. Submit via computer in the chat box next to the presentation livestream at https://PublicInput.com/BrownFieldMAPNEPA.
2. Submit via phone by calling 855-925-2801, code 8860 or texting M326 to 855-925-2801.

This platform will remain open for the duration of the public comment period. Written comments will be accepted via email at BrownFieldMAPNEPA@PublicInput.com prior to, or after, the public hearing.

Special Accommodations: Auxiliary aids and services may be provided upon request. Requests for these services can be made by calling (858) 573-1441 at least 5 days prior to the public hearing. Every reasonable effort to accommodate special needs will be made.

Persons who do not speak English, or have a limited ability to read, speak, or understand English, may receive interpretive services upon request prior to the public hearing by calling (858) 573-1441 at least 5 days prior to the public hearing. Every reasonable effort to accommodate translation needs will be made.

Aquellas personas no hablan inglés, o tienen limitaciones para leer, hablar o entender inglés, podrían recibir servicios de interpretación si los solicitan antes de la audiencia pública llamando al (858) 573-1441, al menos 5 días antes de la audiencia pública. Se harán todos los esfuerzos razonables para adaptarse a las necesidades especiales.

Written Public Comments:

Before including your address, phone number, email address, or other personal identifying information in your comment, be advised that your entire comment - including your personal identifying information - may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee that it will be able to

do so. Comments received on the Draft EA and the responses to those comments will be disclosed in the Final EA.

Written comments will be accepted via email at BrownFieldMAPNEPA@PublicInput.com prior to, or after, the public hearing. Written comments may also be mailed to:

Jorge E. Rubio, A.A.E.
Airports Deputy Director
City of San Diego - Airports
3750 John J. Montgomery Drive
San Diego, CA 92123

Comments must be received by 5:00 p.m. Pacific Time on October 24th, 2020. Please ensure adequate time for mailing. All comments must be received by the deadline, not simply postmarked by that date.
9/9/20

SD-3396560#

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
REQUEST FOR INFORMATION for INNOVATION LAB OPPORTUNITIES

The San Diego County Regional Airport Authority ("Authority") is seeking applications from firms or individuals to bring innovative ideas and/or solutions that, 1) will allow contactless movement of passengers throughout the airport. Considerations could include passenger identification, security, concessions point-of-sale, or more; and 2) utilize technology to communicate social distancing recommendations, identify congestion, or otherwise guide queuing to more efficient logistics at the San Diego International Airport ("Airport"). For more information and to submit an application, apply at: san.org/innovate

Application Due Date: October 4, 2020

Department #: 29
9/9/20

SD-3396549#

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.cityofflamesa.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@cityofflamesa.us.
9/9/20

SD-3396305#

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that the City of San Diego will receive bids for commodities and services. Bid packages can be downloaded from the City of San Diego's Bid & Contract Opportunities, third party website, found at http://www.planetbids.com/. If you are unable to utilize the online option, bid packages can be requested by calling Purchasing & Contracting Department at (619) 236-6000.

Furnish the City of San Diego with RFP No. 10089717-21-K, Strategic Real Estate Advisory Services, as may be required until completion of services from effective Date, as defined in Article I, Section 1.2 of the City's General Contract Terms and Provisions, revised January 16, 2020. RFP No. 10089717-21-K. RFP Closing Date: September 21, 2020 at 2:00 p.m. Christiana Gauger Interim Director of Purchasing & Contracting
9/9/20

SD-3396242#

The City of San Diego Transportation and Storm Water Department in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City's intent to revise the flood hazard information, generally located between Fashion Valley Road to approximately 1,200 feet east of Fashion Valley Road. Specifically, the flood hazard information will be revised along the San Diego River from the westerly side of Fashion Valley Road to approximately 700 feet west of the Avenida Del Rio river crossing.

Chang Consultants is applying for a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) on behalf of Lowe Enterprises and Holland Construction to revise FIRM

06073C1618G for the city of San Diego, CA along the San Diego River. Chang Consultants is proposing to revise the FIRM to reflect the Town and Country mixed-use redevelopment project.

As a result of the revision, the 1-percent-annual-chance water-surface elevations shall decrease, and the 1-percent-annual-chance floodplain will widen and narrow within the area of revision compared to existing conditions.

Maps and detailed analysis of the revision can be reviewed at the City of San Diego Transportation and Storm Water Department at 9370 Chesapeake Drive, Suite 100, San Diego, CA 92123. Interested persons may contact Sean Torres, Floodplain Administrator of the City of San Diego, at (858) 541-4348 for additional information from 8AM to 4PM, Monday through Friday.
9/3, 9/4, 9/8, 9/9, 9/10/20

SD-3395375#

The County of San Diego, Owner, invites bids for OTAY VALLEY REGIONAL PARK BIKE SKILLS COURSE. PROJECT NO. 1021894; BID No. 10427.

Sealed bids will be received at the Department of Purchasing and Contracting, at 5560 Overland Avenue, Ste. 270, San Diego, 92123, until 2:00 PM on September 21, 2020, at which time they will be publicly opened and read aloud. Please refer to the COVID-19 Letter to Contractors, dated March 20, 2020, on how to submit responses; letter is posted to BuyNet. Contract documents including Plans, Specifications and Bid Forms are available for download on the County BuyNet site: https://buynet.sdcountry.ca.gov. You must be registered at the site in order to download documents. The Contractor shall possess, at the time of submitting the bid, a California contractor's license, Classification A, General Engineering Contractor License. The cost of project is estimated to be between \$500,000 to \$600,000. Bid security of no less than 10% required at time of bid. Successful bidder shall provide Payment and Performance Bonds for 100% of the contract amount. Prevailing Wage rates apply. The Owner, as a matter of policy, requires Disabled Veterans Business Enterprise (DVB) participation for this project. For complete bid information, go to County of San Diego Purchasing and Contracting website at https://buynet.sdcountry.ca.gov. For questions, please contact PCS, Michael Bautista at Michael.Bautista@sdcounty.ca.gov.

9/3, 9/4, 9/8, 9/9, 9/10, 9/11, 9/14, 9/15, 9/16, 9/17/20

SD-3394983#

Request for Proposals 20-21-18-01
OVDCD Legal Services

Owens Valley Career Development Center is seeking proposals from responsible qualified Attorneys and Law Firms with Tribal Law experience licensed to practice in the State of California and Federal Courts to provide general legal services. This project will be funded entirely with Government Grant funds not to exceed \$85,000.00/yr.

For full Request for Proposals please visit www.ovcdc.com

Bids will be received by OVDCD until 5:00 pm, PST, September 18, 2020 at the office of OVDCD Finance, P.O. Box 847, Bishop, CA 93515 or 2574 Diaz Lane, Bishop, CA 93514. Electronic submission preferred to hard copy. Email contracts@ovcdc.com and Phone (760) 873-5107 Ext 275 with questions
9/2, 9/9, 9/16/20

SD-3394553#

The County of San Diego, Owner, invites bids for REPAIR, REPLACEMENT AND CONSTRUCTION OF CONCRETE SIDEWALKS, CURBS AND GUTTERS FOR FISCAL YEAR 2019 -2020 ORACLE PROJECT NO. 1021882; BID No. 10466.

Sealed bids will be received at the Department of Purchasing and Contracting, at 5560 Overland Avenue, Ste. 270, San Diego, 92123, until 2:00 PM on September 24, 2020 at which time they will be publicly opened and read aloud. Contract documents including Plans, Specifications and Bid Forms are available for download on the County BuyNet site: https://buynet.sdcountry.ca.gov. You must be registered at the site in order to download documents. The Contractor shall possess, at the time of submitting the bid, a California contractor's license, Classification A, General Engineering Contractor License. The cost of construction is estimated to be from \$655,000 to \$700,000. Bid security of no less than 10% required at time of bid. Successful bidder shall provide Payment and Performance Bonds for 100% of the contract amount. Prevailing Wage rates apply. The Owner, as a matter of policy, requires Disabled Veterans Business Enterprise (DVB) participation for this project. For complete bid information, go to County of San Diego Purchasing and Contracting website at https://buynet.sdcountry.ca.gov. For questions, please contact PCO, William Eames at William.