

February 16, 2012

ENVIRONMENTAL ASSESSMENT  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To all interested parties:

A Draft Mitigated Negative Declaration has been prepared by the City of La Mesa Community Development Department for the following project:

**La Mesa Downtown Streetscape Enhancement Project** - The City of La Mesa is embarking on a streetscape improvement project to enhance the City's public right-of-way. The current streetscape improvements in the Downtown Village area date to the early 1980's. Sidewalks have deteriorated over the years and do not meet current accessibility standards. The project consists of modifications to streets, sidewalks, lighting and landscaping in the downtown area of La Mesa, commonly known as the La Mesa "Village". Specifically, public right of way improvements are planned within the following areas:

On the west side of Spring Street:

La Mesa Boulevard from Spring Street to Acacia Avenue;  
Nebo Drive from La Mesa Boulevard to approximately 50 feet to the southeast;  
Date Avenue from La Mesa Boulevard to the alley northwest of Lemon Avenue; and  
Acacia Avenue from La Mesa Boulevard to the alley northwest of Lemon Avenue.

On the east side of Spring Street:

La Mesa Boulevard from Spring Street to 4<sup>th</sup> Street;  
Palm Avenue from Allison Avenue to Lemon Avenue;  
3<sup>rd</sup> Street from La Mesa Boulevard to Lemon Avenue;  
4<sup>th</sup> Street from La Mesa Boulevard to Lemon Avenue; and  
North side of Lemon Avenue (sidewalk and curb) between 4<sup>th</sup> Street and Spring Street.

The east side of Spring Street from the alley northeast of La Mesa Boulevard to the north side of Lemon Avenue is also proposed for sidewalk and curb improvements.

The City of La Mesa was incorporated in 1912, and some of the buildings in the Downtown Village along La Mesa Boulevard date from the late 1800s and early twentieth century. These structures are not proposed to be altered within the streetscape enhancement project area. The focus of the project is to upgrade street and sidewalk areas to improve public access and mobility to adjacent retail establishments. In addition to new curb, gutter, sidewalks, pedestrian ramps and crosswalk enhancements at intersections, the project will feature new landscaping and street lighting for good aesthetics and an improved pedestrian environment. Sidewalk bulb-outs are proposed in pedestrian-use areas and to reduce pedestrian exposure at intersection crossings at several intersections from Acacia Avenue to 4<sup>th</sup> Street along La Mesa Boulevard.

Bollards will be installed adjacent to certain intersections within the public right-of-way for public safety. The project includes the potential for community signage which would span across the width of La Mesa Boulevard to identify the Downtown Village as a destination.

Street light poles with brackets for banners and festoon lighting at intersections are proposed within the right of way to advertise seasonal events.

Mini bulb outs will be installed between the sidewalk and angled parking stalls on La Mesa Boulevard to function as tree wells or locations for street lights and as buffers between parked vehicles and sidewalks. Streetscape improvements will also enhance existing opportunities for sidewalk cafes and encourage slower traffic speeds along La Mesa Boulevard. Existing diagonal parking along La Mesa Boulevard will be retained and enhanced with new paving, striping, landscape islands, and bulb-outs to reduce the potential for vehicular and pedestrian conflicts. Enhanced paving treatment is proposed at key intersections. Once new pavement work is completed, traffic signs and striping will be installed to complete the street improvements.

Traffic, pedestrian access and bicycle access will be affected during construction; however, sidewalks and access to all local businesses will remain open throughout all phases of construction. Construction will be done in block by block phases so that no more than one continuous block will be affected during business hours. Parking on one side of the street will be available at all times, and traffic will continue to flow although it may be one-way in the construction zone. Municipal parking lots and on-street parking elsewhere will remain available. To build the improvements, workers will install temporary construction fencing, saw cut and remove existing improvements, install utilities, curb and gutters, install new asphalt, and then complete sidewalk improvements including street furnishings and landscaping. Construction is anticipated to commence in 2013, lasting approximately 9 months.

The City has completed an initial environmental study for this proposal in accordance with the California Environmental Quality Act (CEQA). It has been determined that this proposal does not have the potential to create significant adverse impacts to the environment due to mitigation measures which reduce potential impacts to below a level of significance. Therefore, a Mitigated Negative Declaration will be presented to the City Council for approval subsequent to public review and comment. City of La Mesa Case File Number: Council Report CR-11-06.

***The public review period starts on February 16, 2012 and ends on March 19, 2012.***

The draft Mitigated Negative Declaration, Initial Study and supporting documents may be reviewed or purchased for the cost of reproduction during regular business hours at the La Mesa Community Development Department, 8130 Allison Avenue, La Mesa, CA 91942. The documents may also be reviewed at the La Mesa Branch Library, 8074 Allison Avenue, La Mesa, CA 91942. The documents are posted on the City's website, [www.cityoflamesa.com](http://www.cityoflamesa.com). Written comments should be directed to: City of La Mesa, c/o Chris Jacobs, 8130 Allison Avenue, La Mesa, CA 91942.

The project is not a designated hazardous waste facility, hazardous waste property or hazardous waste disposal site as specified under Section 65962.5 of the Government Code.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities who require reasonable accommodation to view the public documents should contact the City's

Americans with Disabilities Coordinator. Phone: (619) 667-1178.

All interested citizens are invited to provide written comments during the public review period. If you have any questions regarding this notice, please contact Chris Jacobs, Senior Planner, (619) 667-1188.

Chris Jacobs, Senior Planner

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