

NOTICE OF INTENT TO APPROVE AND NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND COMMENT PERIOD OF A DRAFT MITIGATED NEGATIVE DECLARATION (MND) FOR THE PALM AVENUE MIXED USE AND COMMERCIAL CORRIDOR MASTER PLAN

Draft MND Public Review and Comment Period: April 16, 2015 to May 17, 2015

NOTICE IS HEREBY GIVEN that the City of Imperial Beach (City), as the Lead Agency, is proposing to adopt an MND in accordance with the with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 30-day public review and comment period for the Draft MND has been established pursuant to Section 15073 of the CEQA Guidelines.

Project Name: Palm Avenue Mixed Use and Commercial Corridor Master Plan

Project Location: Palm Avenue/State Route 75, Imperial Beach, California

Project Description: The project includes a number of elements intended to enhance Palm Avenue/State Route 75 (SR-75) within City. The overall goal of the project is to provide a multi-modal corridor conducive to pedestrians, bicyclists, transit, and vehicles as well as to business and new infill development. The project area is primarily located along Palm Avenue/SR-75 as well as some side streets, from the City's border with Coronado to the City's border with San Diego. Street improvements would include widened medians with additional landscaping, wider sidewalks with shade trees, clearly marked crosswalks, medians with enhanced pedestrian safety "refuges," curb ramps, and bicycle lanes. The project also includes bulb-outs at intersections, narrower traffic lanes, and additional on-street diagonal parking along side streets. A slower speed local access lane would be included within a part of the alignment, which would be separated from the through lanes by a narrow, local-access median. This local access lane would allow vehicles to drive slower in order to access the businesses fronting Palm Avenue/SR-75, while also providing a lane apart from the "through" traffic for cyclists. The project includes water quality design features, such as storm water drainage planter strips and additional trees/landscaping that reduce paved areas.



Palm Avenue/SR-75 is a state highway, and is currently within right-of-way (ROW) owned and maintained by the California Department of Transportation (Caltrans). Several elements of the project would not meet nor would be eligible for design exceptions to the requirements of the Caltrans State Highway Design Manual. Therefore, in order for the City to proceed with all elements of the project as proposed, a relinquishment of the ROW would have to be provided by Caltrans and accepted by the City Council. The potential relinquishment would not occur as an approval under the MND, but would be required prior to any project construction activities. Therefore, the project is analyzed in accordance with City roadway design standards. Project construction activities would likely occur in phases as funding becomes available, and would begin at the western portion of the alignment and move easterly from intersection to intersection. Businesses would continue to be open to the public during construction, and access to these businesses would be maintained. Traffic control plans would be implemented for each segment as they are constructed.

Findings: The City conducted an environmental Initial Study (IS) that determined the proposed project could have a potentially significant environmental effect in the following areas: Biological Resources and Cultural Resources. The Draft MND identifies mitigation measures that would reduce potentially significant environmental effects to below a level of significance.

Public Meeting: A public meeting will be held on April 30, 2015 to discuss the analysis contained within the Draft MND. Written comments on the adequacy of the Draft MND will be accepted at the meeting. The meeting will be held at 6:00 P.M. at: the Community Room at City Hall, 825 Imperial Beach Boulevard, Imperial Beach, California 91932.

Public Review: During the 30-day public review and comment period, the Draft MND and IS will be available on the City's website at www.imperialbeachca.gov by clicking on the "Public Notices" tab under the "Government" pull-down menu. The Draft MND and IS will also be available for review, or for the purchase of reproduction, at the following locations during the following days/times:

- City of Imperial Beach, City Hall, 825 Imperial Beach Boulevard, Imperial Beach, CA 91932, Mon – Fri 7:30 A.M. – 5:30 P.M. (closed alternating Fridays)
- Imperial Beach Public Library, 810 Imperial Beach Boulevard, Imperial Beach, CA 91932, Mon/Wed: 9:30 A.M. – 8:00 P.M., Tue/Thu: 9:30 A.M. – 6:00 P.M., and Fri/Sat: 9:30 A.M. – 5:00 P.M.

Comments can be made on the adequacy of the Draft MND in writing before the end of the public review and comment period. All written comments on the Draft MND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the way in which the significant effects are mitigated or avoided. Written or emailed comments must be submitted so as to arrive no later than 5 P.M. on May 17, 2015 to Jim Nakagawa, via email at jnakagawa@imperialbeachca.gov or mailed to:

- Jim Nakagawa, AICP, City Planner, Community Development Department, City of Imperial Beach, 825 Imperial Beach Boulevard, Imperial Beach, CA 91932

Following the close of the public comment period, the City will consider the Draft MND and comments thereto in determining whether to approve the proposed project. The City will prepare a Final MND for consideration and certification by the City Council. Notice of the City Council hearing for the project will be published at a later date. If you challenge the City's action on this environmental document in court, you may be limited to raising only those issues that you or someone else raised in written correspondence to the City during this public comment period.