

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Jericho Road Residential Project

Lead Agency: City of La Mesa

Contact Name: Laura Traffenstedt

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Phone Number: 619-667-1188

Project Location: La Mesa, San Diego County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Jericho Road Residential Project includes a request for approval of a General Plan Amendment, Zone Change, Site Development Plan, Design Review and Special Permit for a residential development project within a 3.49-acre project site. The General Plan Amendment and Rezone would change the General Plan designation and Zoning from Urban Residential (R1) to Multiple Unit Residential (R3). The project site is located at 9407 Jericho Road in the northeastern area of the City of La Mesa, California (Assessor Parcel Number 4866701800). The site is located roughly one mile east of State Route 125, and a half mile north of Interstate 8. The project site has been previously disturbed and is developed with the Cavalry Chapel, a surface parking lot, turf area, a playground, ornamental plantings, and associated church facilities/structures. The project site is surrounded by single-family homes to the north and east, and multi-family developments to the south and west. The proposed project includes demolition of the existing structures onsite, and development of up to 73 three story townhomes on the 3.49-acre site. The project would provide a total of 27,489 sf of open space area, including approximately 11,489 sf of private open space, and approximately 16,000 sf of common open space area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

All potential impacts of the project can be mitigated to a less than significant level. For air quality the mitigation measures MM-AQ-1 is proposed to minimize potentially significant impacts during construction of the project. To reduce the potential impacts on biological resources to a less than significant level, MM-BIO-1 will be implemented to conduct nesting bird surveys. Potential impacts to cultural resources will be less than significant with the implementation of MM-CUL-1, Inadvertant Discovery of Cultural Resources, and MM-CUL-2, Inadvertant Discovery of Human Remains. Additionally, Paleontological Resources Impact Mitigation Program and Paleontological Monitoring, MM-GEO-1, will be implemented to reduce potential impacts to geology and soils below a significant level. For noise, mitigation measure MM-NOI-1 will be implemented for temporary construction noise reduction to reduce potential impacts to less than significant. Lastly, mitigation measure MM-TRA-1 for sight distance will reduce potentially significant impacts to transportation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There have been no issues raised by the public or the Lead Agency, however development of the proposed project could result in potential impacts to air quality, biological resources, cultural resources, geology and soils, noise, transportation, tribal cultural resources, and mandatory findings of significance.

Provide a list of the responsible or trustee agencies for the project.

N/A