

Notice of Intent to Adopt a Mitigated Negative Declaration

To: X Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942
619-667-1177

X Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego, CA 92101
MS A-33

Filing of a Notice of Intent to Adopt a Mitigated Negative Declaration is in compliance with Section 15072 of the California Code of Regulations Title 14, Chapter 3.

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

Project Title: Jericho Road Residential Project

Applicant's Name and Address: Meritage Homes; 5 Peters Canyon Road, Suite 310, Irvine, CA 92606

Project Location: Jericho Road and Broadmoor Drive in the City of La Mesa

Project Description: The proposed Jericho Road Residential Project includes a request for approval of a General Plan Amendment, Zone Change, Site Development Plan, Tentative Tract Map, Design Review and Special Permit for a residential development project within a 3.49-acre project site. The project site is located at 9407 Jericho Road in the northeastern area of the City of La Mesa, California. 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.

The City has prepared an initial study for the project in compliance with the California Environmental Quality Act (CEQA). It has been determined that the project does not have the potential to create significant adverse effect on the environment based upon project conditions that mitigate impacts to below a level of significance.

The public review period for the Mitigated Negative Declaration begins on September 12, 2024, and ends on October 14, 2024. The Draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at City Hall, 8130 Allison Avenue, La Mesa, CA 91942. The documents are posted on the City's website, www.cityoflamesa.com. Written comments should be directed to:

City of La Mesa
Laura Traffenstedt
8130 Allison Avenue
La Mesa, CA 91942

All interested persons are invited to provide written comments during the public review period. If you have any questions regarding this notice, please contact Laura Traffenstedt at 619-667-1188 or ltraffenstedt@cityoflamesa.us.


Signature (Public Agency)

09/12/2024
Date

Associate Planner
Title