

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 #

Project Title: Jericho Road Residential Project

Lead Agency: City of La Mesa Contact Person: Laura Traffenstedt
Mailing Address: 8130 Allison Avenue Phone: 619-667-1188
City: La Mesa Zip: 91942 County: San Diego

Project Location: County: San Diego City/Nearest Community: La Mesa
Cross Streets: Jericho Road and Broadmoor Drive Zip Code: 91942

Longitude/Latitude (degrees, minutes and seconds): 32 ° 47 ' 12 " N / 116 ° 59 ' 39 " W Total Acres: 3.49

Assessor's Parcel No.: 48667018 Section: 16 Twp.: 16 Range: 1 Base: San Bernardino

Within 2 Miles: State Hwy #: SR-125, I-8 Waterways:
Airports: Railways: Trolley Light Rail Schools: Northmont Elementary, Parkway Middle, Grossmont High

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

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 73 Acres 3.49
[] 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:

Urban Residential (R1)

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

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.

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 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 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 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 type="checkbox"/> SWRCB: Water Quality
<input 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 type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input 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 type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 12, 2024 Ending Date October 14, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Meritage Homes</u>
Address: <u>605 Third Street</u>	Address: <u>5 Peters Canyon Road, Suite 310</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Irvine, CA 92606</u>
Contact: <u>Vanessa Scheidel</u>	Phone: <u>9492993847</u>
Phone: <u>7604794159</u>	

Signature of Lead Agency Representative: Laura Traffenstedt Digitally signed by Laura Traffenstedt
Date: 2024.09.09 14:13:58 -0700 Date: 9/9/24

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