

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of El Cajon

Project Title: Madison Avenue Residential Project

Project Location: El Cajon

San Diego

City

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The proposed project consists of a 19-unit residential subdivision on two non-contiguous lots, Parcel 508-120-18 (north parcel) and Parcel 512-130-35 (south parcel). The north parcel would be subdivided into 9 single-family residential lots, ranging in size from 10,832 to 17,852 square feet. The south parcel includes a lot line adjustment (LLA) that will move 7,586 square feet from Lot A (seminary property) to Lot B (residential subdivision) and would be subdivided into 10 single-family residential lots, ranging in size from 14,004 to 14,645 square feet. Future development of the property would involve the construction of approximately 18 new single-family residences, which will require grading, and new private and public improvements.

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

Biological Resources - The potential exists on migratory birds that are protected under the Migratory Bird Treaty Act if construction occurs during the nesting bird season. Mitigation measure MM-BIO-1 restricts vegetation clearing or grading during breeding season for migratory birds unless a pre-construction nesting bird surveys is conducted.

Cultural Resources - To reduce potential impacts on potentially significant archaeological resources the project will implement mitigation measure MM-CR-1 which would require additional cultural resources surveys if the project area changes. Mitigation measure MM-CR-2 requires an archaeological and Native American Monitor be present during grading activity.

Noise - Any construction noise that occurs outside of the hours permitted by the City's municipal code could cause a significant impact. Mitigation measure MM-NOI-1 is provided to limit noise-generating construction activity to the permitted daytime hours and incorporate standard noise-reduction methods to minimize potential annoyance at nearby noise-sensitive receptors.

Transportation - Construction activities are expected to generate a short-term temporary increase in construction-related traffic. Mitigation measure MM-TRA-1 requires a construction traffic management plan to be implemented.

The proposed project would result in a new intersection at Madison Avenue and the project access points. Mitigation measure MM-TRA-2 provides installation of stop-sign controls where project vehicles would enter Madison Avenue.

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

[Empty response box for project controversy]

Please provide a list of the responsible or trustee agencies for the project.

[Empty response box for responsible or trustee agencies]

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE