

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: Quail Hills Residential Development Project

Lead Agency: City of Menifee, Community Development Department

Contact Name: Brandon Cleary, Associate Planner

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Project Location: Menifee Riverside
City *County*

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

The project site is located south of Rancho Drive, west of Goetz Road, and east of Palm Drive in the northwestern portion of the City of Menifee, Riverside County, California. The project site is bounded by Goetz Road to the east and south, Ranch Drive to the north, and Palm Drive to the west. The project site is within six Assessor Parcel Numbers (APNs), including APNs 341-060-002, 341-060-007, 341-060-008, 341-060-009, 341-040-049, and 325-245-004.

The proposed project would divide the 44.7-acre project site into 130 residential lots and 9 lots for public street right-of-way, a water detention basin, open space, private parkland/tot lot, private streets, and new landscaping. The 130 single-family residential lots would encompass approximately 30 acres on the project site with approximately 2.9 dwelling units per acre, and would range in size from 5,000 to 11,091 square feet. Parking within the project site would be provided on each dwelling unit.

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

The environmental assessment presented in the Initial Study identifies environmental impact that would be potentially significant unless mitigation measures are incorporated into the project for Biological Resources, Noise, and Tribal Cultural Resources. Mitigation measures have been incorporated into the project to effectively minimize the potentially significant environmental impacts. These measures include pre-construction surveys to identify any wildlife near and within the project site and avoid any potential impacts, noise-reduction measures during construction of the project, tribal consultation in the event that any archaeological resources are found. Compliance with the required mitigation measures would reduce potentially significant impacts Biological Resources, Noise, and Tribal Cultural Resources to less than significant levels. The Initial Study supports adoption of a Mitigated Negative Declaration.

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

No areas of controversy are known to the City of Menifee.

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

Regional Agencies:

- Riverside County Fire Department (for emergency site access review)

Local Agencies:

- City of Menifee Public Works/Engineering
- City of Menifee Building and Safety