

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: Quail Hills Residential Development ProjectLead Agency: City of Menifee, Community Development DepartmentContact Person: Brandon ClearyMailing Address: 29844 Haun RoadPhone: 951-723-3761City: MenifeeZip: 92586County: Riverside**Project Location:** County: RiversideCity/Nearest Community: MenifeeCross Streets: south of Rancho Drive, west of Goetz Road, and east of Palm DriveZip Code: 92587Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 18.57" N / 117 ° 14 ' 19.38" W Total Acres: 44.7Assessor's Parcel No.: APNs 341-060-002, 341-060-007, 34

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: Interstate 15

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:
 CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

 NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

 Other: ☐ Joint Document
☐ Final Document
☐ Other: _____
Local Action Type:
☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____
Development Type:☒ Residential: Units 130 Acres 44.7☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**
☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☐ Other: _____
Present Land Use/Zoning/General Plan Designation:General Plan Designation: 2.1 5 du/ac Residential (2.1 5 R)/Zoning: Low Density Residential 2 (LDR 2) [7,200 square feet]**Project Description:** *(please use a separate page if necessary)*

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 and 9 lots for public street right-of-way, a water detention basin, open space, private parkland/tot lot, private streets, and new landscaping.

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".

☐ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☐ Caltrans District # <u>8</u>	☐ Parks & Recreation, Department of
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning	☐ Public Utilities Commission
☐ Central Valley Flood Protection Board	☐ Regional WQCB # <u>8</u>
☐ Coachella Valley Mtns. Conservancy	☐ Resources Agency
☐ Coastal Commission	☐ S.F. Bay Conservation & Development Comm.
☐ Colorado River Board	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Conservation, Department of	☐ San Joaquin River Conservancy
☐ Corrections, Department of	☐ Santa Monica Mtns. Conservancy
☐ Delta Protection Commission	☐ State Lands Commission
☐ Education, Department of	☐ SWRCB: Clean Water Grants
☐ Energy Commission	☐ SWRCB: Water Quality
☐ Fish & Game Region # <u>6</u>	☐ SWRCB: Water Rights
☐ Food & Agriculture, Department of	☐ Tahoe Regional Planning Agency
☐ Forestry and Fire Protection, Department of	☐ Toxic Substances Control, Department of
☐ General Services, Department of	☐ Water Resources, Department of
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Integrated Waste Management Board	
☐ Native American Heritage Commission	

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

Starting Date October 6, 2022 Ending Date October 26, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Quail Hills, L.P.</u>
Address: <u>700 S. Flower Street, Suite 600</u>	Address: <u>555 S. Fair Oaks Drive #337</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Pasadena, CA 91105</u>
Contact: <u>Alen Estrada-Rodas</u>	Phone: _____
Phone: <u>213-623-1443</u>	

Signature of Lead Agency Representative: Brandon Cleary  Date: 10/4/2022

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