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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: Tentative Tract Map No. 39011 (TTM39011), GPA250002, CZ2500002, APD250001

Lead Agency: Riverside County

Contact Name: Jose Merlan

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Project Location: N. of El Sobrante Road, S. of Via Tuscany, E. of McAllister Street, and W of Vista Del Lago Drive

City *County*

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

The Project consists of applications for a General Plan Amendment (GPA250002), Change of Zone (CZ 2500002), Tentative Tract Map (TTM 39011), and an Agricultural Preserve Diminishment (APD 250001) for a 36.55-acre property located east of McAllister Street and north of El Sobrante Road in the Victora Grove community of the Lake Mathews/Woodcrest Area Plan (LMWAP) portion of unincorporated Riverside County. Approval of these discretionary actions would allow for the development of the Project site with 73 single-family detached residential units on min. 10,000 square-foot (s.f.) lots on 21.00 acres (ac); a park site on a total of 0.73 ac; a detention/water quality basins on 1.87 ac; and slopes and open space on 5.90 ac. Access would be accommodated via proposed off-site roadways currently under construction as part of Tract Map No. 38605 that extends westerly through Tract Map No. 38605 from the westerly boundary utilizing a connection into Dry Creek Ln. until the intersection of Tempranillo Ave., then southerly until the intersection of El Sobrante Rd. Secondary access would enter the project site from the northwest boundary through Tract Map No. 38605 to an emergency vehicle access easement.

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

The proposed Project would result in significant but mitigated impacts under the issue areas of Biological Resources, Cultural Resources, Geology/Soils, Transportation, Tribal Cultural Resources, and Wildfire. Mitigation for biology includes installation of noise walls, pre-construction surveys for the burrowing owl, pre-construction bat surveys, pre-construction crotch bumble bee surveys, and requirements related to nesting bird species. Mitigation for Cultural Resources/Tribal Cultural Resources includes avoidance and protection of resources, monitoring during grading (including by a Tribal Monitor), and provisions for the treatment of human remains that may be encountered. Mitigation for Geology/Soils requires compliance with the recommendations of the Project's geotechnical evaluation. Mitigation for Transportation includes intersection improvements at Street A and El Sobrante Road. Mitigation for Wildfire includes maintaining minimum separation from natural occurring vegetation.

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

There are no known areas of controversy associated with the proposed Project.

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

- Western Municipal Water District: Approval of proposed water and sewer connections
- Riverside County Flood Control and Water Conservation Department: Approval of proposed detention/retention basins
- Santa Ana Regional Water Quality Control Board: Compliance with National Pollutant Discharge Elimination System (NPDES) Permit Waste Discharge Requirements; Issuance of a Construction Activity General Construction Permit
- Southern California Edison: Approval of electrical system connections