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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: Temecula Parkway Residential Development Project (TTM39073 and TTM38995)

Lead Agency: County of Riverside

Contact Name: Tim Wheeler

Email: twheeler@rivco.org Phone Number: (951) 955-6060

Project Location: east to Temecula (*City*) Riverside County (*County*)

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

The Applicant proposes to construct a total of 324 single-family detached residential units on approximately 84.09 acres in two phases. The northern phase (TTM 38995), which is north of Temecula Parkway, includes the construction of 278 single-family detached residential homes on approximately 61.49 acres. The southern phase (TTM 39073), which is south of Temecula Parkway, includes the construction of 46 single-family detached residential homes on approximately 22.60 acres. Site improvements would include infrastructure, open space, bio-retention basins, park areas, and landscaping. In addition, the Project includes the following off-site improvements. • Re-align Temecula Parkway along the Project frontage (2,272 linear feet) within existing right-of-way consistent with the County's General Plan proposed alignment. • Improve De Portola Road from the western Project boundary to Anza Road (3,235 lineal feet). • Install 1,000 linear feet of off-site storm drain improvements within De Portola Road. • Install 3,045 linear feet of off-site sewer pipe within Temecula Parkway west of the Project site.
Approval of Tentative Tract Map 38995 and 39073, Zone Change 2400037 and 2400043, Plot Plan 250064 and 250065

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

As authorized by the State CEQA Guidelines, based on preliminary review, the County determined that it would prepare an EIR for the proposed Project, and therefore it is beginning work directly on the EIR process and will focus on potentially significant effects of the proposed Project in the EIR, while briefly indicating the reasons that other effects will not be potentially significant. An Initial Study is not required to determine that an EIR will be prepared and is therefore not attached. The EIR will discuss potential environmental impacts of the proposed Project, including potential preconstruction, construction, and operations impacts. The EIR will analyze potential environmental effects of the Project, including: Aesthetics, Agricultural/Foresty Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Material, Hydrology/Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

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

N/A

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

- County of Riverside: Certification of EIR, Approval of Two Tentative Tract Maps (38995 and 39073), one Zone Change (CZ2400037 and CZ2500043), and two Plot Plans (PPT250064 and PPT250065).

-San Diego Regional Water Quality Control Board: Issuance of NPDES Permit and Construction Permit

- Western Riverside County Regional Conservation Authority (RCA): Issuance of a Habitat Evaluation and Acquisition Negotiation Strategy/Joint Project Review (HANS/JPR)