

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: TTM38483

Lead Agency: County of Riverside

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Project Location: WINCHESTER RIVERSIDE
City *County*

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

PROJECT LOCATION: TTM38483 ("Project") is located in unincorporated Riverside County on the east side of Eucalyptus Road, west of Holcomb Road, south of Holland Road and north of Craig Avenue (Exhibits 3 and 4). As shown in the Project Location Map (Exhibit 4), the 28.22-acre site consists of three parcels (APNs 466-310-019, -020, and -021). It is situated west of Highway 79 (Winchester Road) and is bounded by Eucalyptus Road to the east and Holcomb Road to the west, between Holland Road and Craig Avenue.

PROJECT DESCRIPTION: Tentative Tract Map No. 38483 is a proposal for a Schedule "A" subdivision of 28.22 gross acres to create 96 lots for residential dwellings, one (1) water basin lot, and three (3) open space/ landscaped lots. Open space and park are proposed to be maintained by HOA.

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

Cumulative effects resulting from implementation of the Project have been evaluated throughout the Mitigated Negative Declaration (MND). The MND concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance through the incorporation of mitigation measures identified herein and included as conditions of approval. Analysis of the Project identified potentially significant impacts in the following issue areas: Biological Resources · Paleontological Resources · Noise · Hazards & Hazardous Materials · Geology / Soils. However, through the implementation of the mitigation measures identified in the MND, all potential impacts would be reduced to a less than significant level.

Biological resources: Potential impacts to burrowing owl and migratory birds will be mitigated by the preparation of pre-construction surveys.

Paleontological Resources: Potential impacts associated with buried resources will be mitigated by the monitoring of earth moving activities.

Noise: Impacts associated with noise levels at Holland Road, Holcomb Road and Eucalyptus Road will be mitigated by the installation of noise barriers and upgraded windows.

Hazards: Potential impacts associated with previous pesticide use will be mitigated by a Limited Phase II Subsurface Investigation.

Geology/Soils: Impacts associated with subsidence will be mitigated by a site-specific analysis.

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

Not applicable.

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

Regional Water Quality Control Board (Region 8, Santa Ana)
California Department of Fish and Wildlife