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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: Highland Grove II

Lead Agency: County of Riverside Planning Department

Contact Name: Jose Merlan

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Project Location: Unincorporated, Riverside County
City *County*

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

The proposed project would include subdivision of the project site into 128 lots to be developed with single-family detached residential dwelling units, for a density of two dwelling units per acre. Access to the project site would be provided via an ingress/egress road off El Sobrante Road with interconnecting internal roadways. In addition, the proposed project would include fuel treatment zones which provide 100 feet of fuel treatment including defensible space zone for fire suppression forces. Additionally, the project site would connect to existing water, sewer, electrical, telephone, and gas utilities in the El Sobrante Road right-of-way, and all existing power poles on the project site would be relocated underground. The project site has a split land use designation for APN 270-160-002 of Community Development: Medium Density Residential (CD:MDR) and Rural Community–Low Density Residential (RC:LDR). The remaining parcels (APN 270-160-003, - 018, -020, -021, -022, -023, and -024) are designated Rural Community–Low Density Residential (RC:LDR). The project site has two different zoning classifications, Light Agricultural 10 Acre Minimum and Light Agriculture with Poultry.

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

Agriculture and Forest Resources: MM AG-1 cancelation of Williamson Act Contract and evidence that there is not an active Williamson Act Contract prior to issuance of grading permits and commencement of ground-disturbing activities.

Biological Resources: MM BIO-1a Implement MSHCP Guidelines Pertaining to the Urban/Wildlands Interface, MM BIO-1b Avoidance of Aquatic Features, MM BIO-1c Implement Construction Minimization Measures, MM BIO-1d Implement MSHCP Best Management Practices, MM BIO-2a Noise Attenuation, MM BIO-2b XXX, MM BIO-3a Burrowing Owl Pre-construction Survey, MM BIO-3b Burrowing Owl Mitigation Plan, MM BIO-4a Nesting Bird Pre-construction Surveys, MM BIO-4b Avoidance of Active Avian Nests, MM BIO-5a Roosting Bat Pre-construction Survey, MM BIO-5b Bat Roost Exclusion/Eviction, MM BIO-6a Coordination with United States Army Corp of Engineers and Regional Water Quality Control Board, MM BIO-6b Obtain Approval of and File Notification of Streambed Alteration Agreement Prior to Ground-Disturbing Activities, MM BIO-6c Best Management Practices

Cultural Resources: MM CUL-1 Unanticipated Discovery

Noise: MM NOI-1 Reduce potential construction-period noise impacts

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 known controversy.

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

Santa Ana Regional Water Quality Control Board
California Department of Fish and Wildlife
Riverside County Flood Control and Water Conservation District
Western Municipal Water District
South Coast Air Quality Management District