

# 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. Stratford Ranch **TTM** 38071, GPA 21-05040, and CZ 21-05039

Lead Agency: City of Perris

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Project Location: City of Perris Riverside  
*City* *County*

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

The proposed project would involve construction of 192 single family detached homes having a minimum lot size of 6,000 square feet on 48.61 acres under Tentative Tract Map 38071. The project also includes two water quality management basins. The project site has a City of Perris General Plan Land Use designation of Specific Plan; but no specific plan has been adopted for the Project area. Therefore, a General Plan Amendment is proposed to change the General Plan Land Use designation from Specific Plan to R-6000. The project site is zoned for 10,000-square-foot lots. The proposed zoning is R-6000.

The project site is located on Evans Rd. north of the Ramona Expressway in the City of Perris. Access to the project site would be provided from two public streets designed extending from Evans Rd., a 118-foot Primary Arterial. Evans Rd. will be constructed to its ultimate half-section width along the project frontage to Ramona Expressway. These roadways would be constructed consistent with the City of Perris General Plan Circulation Element.

The proposed project will contribute toward increased traffic, air quality emissions, and greenhouse gas emissions.

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

Potential effects have been identified for which mitigation measures have been identified to reduce impacts to a level of insignificance relating to the following topics:

**Aesthetics.** Creation of increased light and glare. Mitigate by complying with Ord. 655 controlling ambient light.

**Biology.** destruction of burrowing owl habitat. Mitigate by conducting a field survey within 30 days of grading and coordinate with wildlife agencies on a relocation plan as needed.

**Cultural Resources.** Potential subsurface resources exist on the site. Mitigate by monitoring grading by a qualified archaeologist. Activate protocols for Tribal notification if resources are discovered followed by collection, curation, or reburial of resources. Separate protocols identified in the case that human remains are discovered.

**Geology.** Potential subsurface paleontological resources exist on the site. Mitigate by monitoring grading by a qualified paleontologist with authority to collect and curate any discovered resources.

**Hydrology.** The site lies within a dam inundation area due to proximity to Lake Perris. Mitigate by demonstrating compliance with Riverside County Flood Control District requirements prior to grading.

**Noise.** Potential noise impacts during construction activities. Mitigate through compliance with the Perris City Noise Ordinance and avoid staging in proximity to existing residences.

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

The project is an infill development in an urbanizing area. There are no known areas of controversy relating to the proposed project.

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

There are no trustee agencies for the proposed project.