Print Form

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: General Plan Amendment No. 210001, Change of Zone No. 2100002, and Tentative Tract Map No. 38034

Lead Agency: Riverside County

Contact Name: Evan Langan, Urban/Regional Planner

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Project Location: N of Pat Rd., E of Slough Rd., S of Ruft Rd., and W of Pepper Vine Way / Riverside County
City *County*

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

General Plan Amendment No. 210001 is a request to revise the (General Plan) Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR).

Change of Zone No. 2100002 is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential).

Tentative Tract Map No. 38034 is a request to subdivide one lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six common-area lots to comprise landscaped slopes, a community park and water quality basin.

Plot Plan No. 210002 proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure.

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

- Biological: No sensitive species were observed on-site. However, protocol dictates certain mitigation measures in ensure impacts to birds are minimized. Mitigation: Pre-construction Survey for Burrowing Owl. No disturbance shall occur within 50 meters of occupied owl burrows during the non-breeding season, or 75 meters of occupied burrows during the breeding season. If owls are detected, passive and/or active relocation may be undertaken. If grading is to occur during the nesting season, a pre-construction nesting bird survey shall be conducted. If grading has the potential to adversely a nest, a minimum buffer of 500 around such nest shall be established.
- Noise: Construction noise may affect sensitive receptors surrounding the Project. Mitigation: Large loaded trucs shall not be used within 40' of east property line.
- Paleontological Resources: Unexpected finds may be discovered during grading. Mitigation: Monitoring shall occur during the course of grading, All findings shall be extracted, cleaned, and archived appropriately.
- Tribal / Cultural Resources: Unexpected finds may be discovered during grading. Mitigation: Monitoring shall occur during the course of grading, and any such finds shall be handled appropriately as determined by the archaeologist and Native American monitor.
- Mandatory Findings of Significance: The above issues require mitigation. As discussed, mitigation measures will decrease the impact to below a level of significance.

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

None

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

California Fish and Wildlife
California Water Quality Resource Board