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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: TTM 38346

Lead Agency: City of Menifee

Contact Name: Fernando Herrera, Associate Planner

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Project Location: Menifee (*City*) Riverside (*County*)

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

Tentative Tract Map No. 38346 (PLN22-0003), Plot Plan No. PLN22-0004 collectively referred to as DEV2022-022 proposes a multi-family residential project consisting of 162 two (2) story condominiums on an approximately 9.5 gross acre site on the northwest corner of Rouse Road and Menifee Road. The proposed project consists of 37 one (1) bedroom units, 63 two (2) bedroom units, and 62 three (3) bedroom units. A total of 352 parking spaces are being proposed, of which, 287 parking spaces will be located within a garage. The project will provide recreational amenities and proposes a community pool area, a community clubhouse, along with a Dog Park and internal paseos which will serve to connect the project. The project will also have associated offsite improvements proposed along Rouse Road and Menifee Road designed and constructed consistent with City of Menifee design standards.

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

Potentially significant impacts were identified in the Initial Study for the following environmental topic areas: Biological Resources, Geology and Soils, Hazards and Hazardous Materials, and Transportation.

Impacts to Biological Resources would be reduced to less than significant levels through Mitigation Measures BIO-1 (Pre-Construction Survey for Nesting Birds), and BIO-2 (Pre-Construction Surveys for Burrowing Owl). Impacts to Geology and Soils would be reduced to less than significant levels through Mitigation Measure GEO-1 (Paleontological Resources). Impacts to Hazards and Hazardous Materials would be reduced to less than significant levels through Mitigation Measure HAZ-1 (Septic Tank and Groundwater Well Abandonment) and HAZ-2 (Contaminated Soils) and Mitigation Measure TRA-1 (Traffic Management Plan). Impacts to Transportation would be reduced to less than significant levels through Mitigation Measures TRA-1 (Traffic Management Plan) and TRA-2 (Intersection No. 4 Striping Plan Improvement). Refer to the TTM 38346 Draft IS/MND for the full text of these measures.

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 Applicable.

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

None Applicable.