Print From

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: Emerald Acres Specific Plan

Lead Agency: County of Riverside Planning Department

Contact Name: Russell Brady, Project Planner

Email: rbrady@rivco.org Phone Number: 951.955.3025

Project Location: Unincorporated *City* Riverside *County*

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

The proposed project consists of applications for General Plan Amendment, Change of Zone, Specific Plan, and Tentative Tract Map. Approval of these applications would allow for development of the 335-acre subject property with four residential villages (up to 391 dwelling units) and one commercial planning area (5 acres), as well as a series of planning areas that provide for open space, recreation, and public facility uses. The GPA would change the Riverside County General Plan and Harvest Valley/Winchester Area Plan land use designations for the 335-acre project site from Low Density Residential, Rural Mountainous, Medium High Density Residential, and Commercial Retail to the land uses as reflected in the Specific Plan including Medium Density Residential, High Density Residential, Commercial Retail , Open Space – Recreation, Open Space – Conservation Habitat, Open Space – Conservation, and Public Facilities. The Project applicant is seeking a Change of Zone to change the zoning classifications of the site from Controlled Development Areas and Heavy Agriculture, 10-acre minimum (A-2-10) to Specific Plan.

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

The Draft EIR shall address the following environmental subject areas: Aesthetics; Agriculture and Forest Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Paleontological Resources; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire. Mitigation measures, if required, will be identified by the forthcoming EIR.

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

- Presence of known tribal cultural resources

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

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

Additional responsible agencies, if any, will be identified as part of the forthcoming EIR.