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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: Starling Heights Specific Plan TTM 20372

Lead Agency: City of Yucaipa

Contact Name: Benjamin Matlock

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Project Location: Northeast corner of Avenue E and 12th Street, City of Yucaipa, San Bernardino County

City *County*

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

Yucaipa Village Partners ("Applicant") proposes a Tentative Tract Map (TTM No. 20372) to subdivide 14.78 acres into a 128-unit, single-family residential development in the City of Yucaipa ("City"). The Project site consists of four (4) existing parcels: Accessor's Parcel Numbers (APNs) 0318-021-18, -19, -58, and 0301-113-44. The Project requires the following applications: a General Plan Amendment (GPA) to change Figure CDL-3, Land Use Modification Overlay Districts of the General Plan to include Starling Heights Specific Plan, and to change the General Plan Land Use Designation from RS-20M (Single Residential, 20,000 square foot minimum) to RS (Single Residential) and adding the Specific Plan to the General Plan Land Use Modification Overlay (General Plan Figure CDL-3); a Specific Plan Amendment (SPA) to adopt the Starling Heights Specific Plan and associated standards and regulations for the planning area; and a Tentative Tract Map (TTM) No. 20372 to subdivide the 14.78-acre site, currently consisting of four (4) parcels, into 128 single family residential units with community features and detention basins that will serve the Project.

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

If construction of the proposed Project occurs during the nesting bird season (February 1st through August 31st), the Project may result in potentially significant impacts to nesting birds. Therefore, Mitigation Measure BIO-1, Preconstruction Nesting Bird Survey, will be implemented to require preconstruction nesting bird surveys during the breeding season, which will reduce impacts to less than significant. The proposed Project has the potential to inadvertently impact archaeological and paleontological resources during ground disturbing activities. Therefore, Mitigation Measures CUL-1, Inadvertent Archaeological finds, and GEO-2, Inadvertent Paleontological Discovery, are implemented to identify protocols in the event inadvertent finds are discovered, thus, reducing impacts to a less than significant level. The Project site is underlain by soils that are unstable, which may result in a potentially significant impact. Therefore, the Project will implement Mitigation Measure GEO-1, Grading and Construction, to require the Project to incorporate applicable recommendations provided in the Project specific Geotechnical Investigation, which will reduce impacts to a less than significant level.

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

N/A.

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

N/A