

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: VILLAGIO VILLAS - (PP PLN21-0377, GPA PLN21-0378 AND ZCA PLN21-0379)

Lead Agency: City of Menifee

Contact Name: Russell Brown

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Phone Number: 951.723.3745

Project Location: Menifee

City

Riverside

County

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

Plot Plan (PP) No. PLN21-0375 proposes two new 2-story apartment buildings totaling 22,588 square feet at an existing apartment complex ("Villagio Villas") located at the terminus of Encanto Drive. Each building proposes 12 units (24 total) bringing the total number of units within the Villagio Villas apartment complex to 120 units (96 existing). The project site is approximately 0.82 and total site area is approximately 6.99-acres when including the existing apartment site. The project includes approximately 21,000 square feet of newly landscaped area.

General Plan Amendment (GPA) PLN21-0376 and Change of Zone (CZ) PLN21-0377 is required as the proposed project location was previously owned by Caltrans and had no Zoning or General Plan Land Use designations. The proposed General Plan Land Use density is 20.1-24 du/ac with a Zoning designation of High Density Residential both of which are consistent with nearby land uses.

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

MITIGATED NEGATIVE DECLARATION (MND)

Air Quality

With adherence to SCAQMD regulations and standard City conditions, no mitigation measures are required for criteria air pollutant impacts from Project emissions. The HRA recommended the following measure to reduce potential health risks on future Project residents from nearby I-215 emissions to less than significant levels:

MM-AQ-1 Air Filtration Units.

Biological

The Bio Study determined that burrowing owl could occupy the site so it recommended Mitigation Measure MM-BIO-2 in addition to the nesting bird survey under MM-BIO-1.

Noise

The Noise Study concluded that implementation of Mitigation Measures MM-NOI-1 through MM-NOI-6 would also reduce potential vibration impacts to less than significant levels.

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.

Caltrans
SCAQMD - Air Resource Board