

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: Garbani North Residential Project Tentative Tract Map No. 38683

Lead Agency: City of Menifee

Contact Name: Brandon Cleary

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Project Location: City of Menifee Riverside
City *County*

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

The project includes development of Tentative Tract Map No. 38683. The project site consists of one parcel. The project site is bound to the north by Tupelo Road, to the east by Linda Lee Drive and existing single-family residential, to the south by Garbani Road, and to the west by existing single-family residential. The project site is located on the southwest corner of Tupelo Road and Linda Lee Drive, north of the future extension of Garbani Road. The project site is identified by one Assessor Parcel Number: 360-250-006 and includes the subdivision of the project site into 40 lots. Of the 40 total lots, 39 lots would be developed with single-family residential housing, with one single-family residence per lot (39 total dwelling units) and the preservation of one lot (Lot A) as open space land. The project site includes 9.21 acres (approximately 401,231 square feet) of gross lot area, with a total net area of 8.79 acres (approximately 382,892 square feet). In accordance with the project site s zoning, the lots of the project would have a 7,200 square foot minimum lot size and a maximum lot size of 8,624 square feet, with a density of 4.44 dwelling units per acre. In addition, minimum setbacks for the proposed lots would be a 5-foot side yard setback, a 10-foot rear yard setback, an average 15-foot front yard setback and a 10-foot minimum distance between residential buildings.

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

Potential impact to Biological Resources:
 MM-BIO-1: Required to conduct a Pre-Construction Rare Plant Survey and apply for an Incidental Take Permit if the survey reveals the presence of special-status or rare plant species.
 MM-BIO-2: Required to conduct Pre-Construction Reptile surveys and apply for an Incidental Take Permit if the survey reveals the presence of a special-status species.
 MM-BIO-3: Required to conduct raptor surveys in accordance with the established CDFW raptor survey protocols.
 MM-BIO-4: Required to conduct nesting bird surveys.
 MM-BIO-5: Required to conduct burrowing owl surveys and implement avoidance practices.
 MM-BIO-6: Required to conduct focused surveys for Crotch's bumble bee.
 Potential impact to Cultural Resources:
 MM-CUL-1: Required to retain a qualified archaeologist to monitor grading activities.
 MM-CUL-2: Requirements for treatment of inadvertently discovered human remains.
 Potential impacts to Geology and Soils:
 MM-PALEO-1: Required to retain qualified Paleontologist to reduce impacts from inadvertent discovery of paleontological resources.
 Potential impacts to Noise:
 Mitigation Measure NOI-1: Required to implement Construction-Vibration Reduction 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.

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

None.