

Environmental Assessment/Initial Study

**Specific Plan No. 2018-181
Specific Plan Amendment No. 2018-182
Tentative Tract Map No. 37573
Change of Zone No.'s 2019-061**

Lead Agency



City of Menifee

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CITY OF MENIFEE CEQA Environmental Checklist Form

1. **Project Title:** Menifee Valley (“Project”)
2. **Lead agency name and address:** City of Menifee, Community Development Department, 29844 Haun Road, Menifee CA 92586
3. **Contact person and phone number:** Tamara Harrison/Brenna Weatherby, Senior Planner, City of Menifee, 951-723-3743
4. **Project location:** In the northeast portion of the City of Menifee, bound by State Route 74 (SR-74) to the north, Menifee Road to the west, Matthews Road to the south, and Briggs Road to the east as reflected in **Figure 1, Vicinity Map** and **Figure 2, Aerial Map**.

A. Total Project Area: 594 gross acres

Residential Acres:	472	Lots:	10	Units:	2,628	Projected No. of Residents ¹ :	7,726
Commercial Acres:	13	Lots:	1	SF of Bldg. Area:	120,000	Est. No. of Employees ² :	240
Industrial Acres:	n/a	Lots:	0	SF of Bldg. Area:	n/a	Est. No. of Employees:	n/a
Business Park Acres:	11	Lots:	86	SF of Bldg. Area:	120,000	Est. No. of Employees ³ :	400
Civic Acres:	3	Lots:	1	SF of Bldg. Area:	65,340	Est. No. of Employees ² :	3
Other:	Open Space – 53 acres Road right-of-way – 53 acres						

B. Assessor Parcel No: 331-260-005, 331-260-006, 331-260-007, 331-260-008, 331-260-009, 331-270-005, 331-280-005, 331-290-004, 331-300-002, 331-300-004, 331-300-005, 331-300-007, 331-300-009, 333-170-006, 333-170-011, 333-170-012, 333-170-013⁴

C. Map: Thomas Brothers Riverside County Page 838, Grid G2, G3, H2, H3, H4, J2, J3, J4

D. Section 13 and 24, Township 5 South & Range 3 West, San Bernardino Base and Meridian as reflected in **Figure 3, USGS Map**.

E. Latitude: 33° 44' 08.94" N **Longitude:** 117° 08' 42.47" W

¹ Based on DOF population project of 2.94 persons per household. 2,628 units includes 2,453 residential units and 175 retail-mixed use units.

² Based on Riverside County, General Plan *Appendix E-2: Revised Socioeconomic Build-Out Assumptions and Methodology* (COR) of 500 square feet per commercial retail employee and 1 public employees per acre.

³ Based on Riverside County, General Plan *Appendix E-2: Revised Socioeconomic Build-Out Assumptions and Methodology* (COR) of 300 square feet per commercial office employee

⁴ APN 333-170-013 is only applicable to the new Specific Plan; it is not applicable to the Specific Plan Amendment.

FIGURE 1
VICINITY MAP

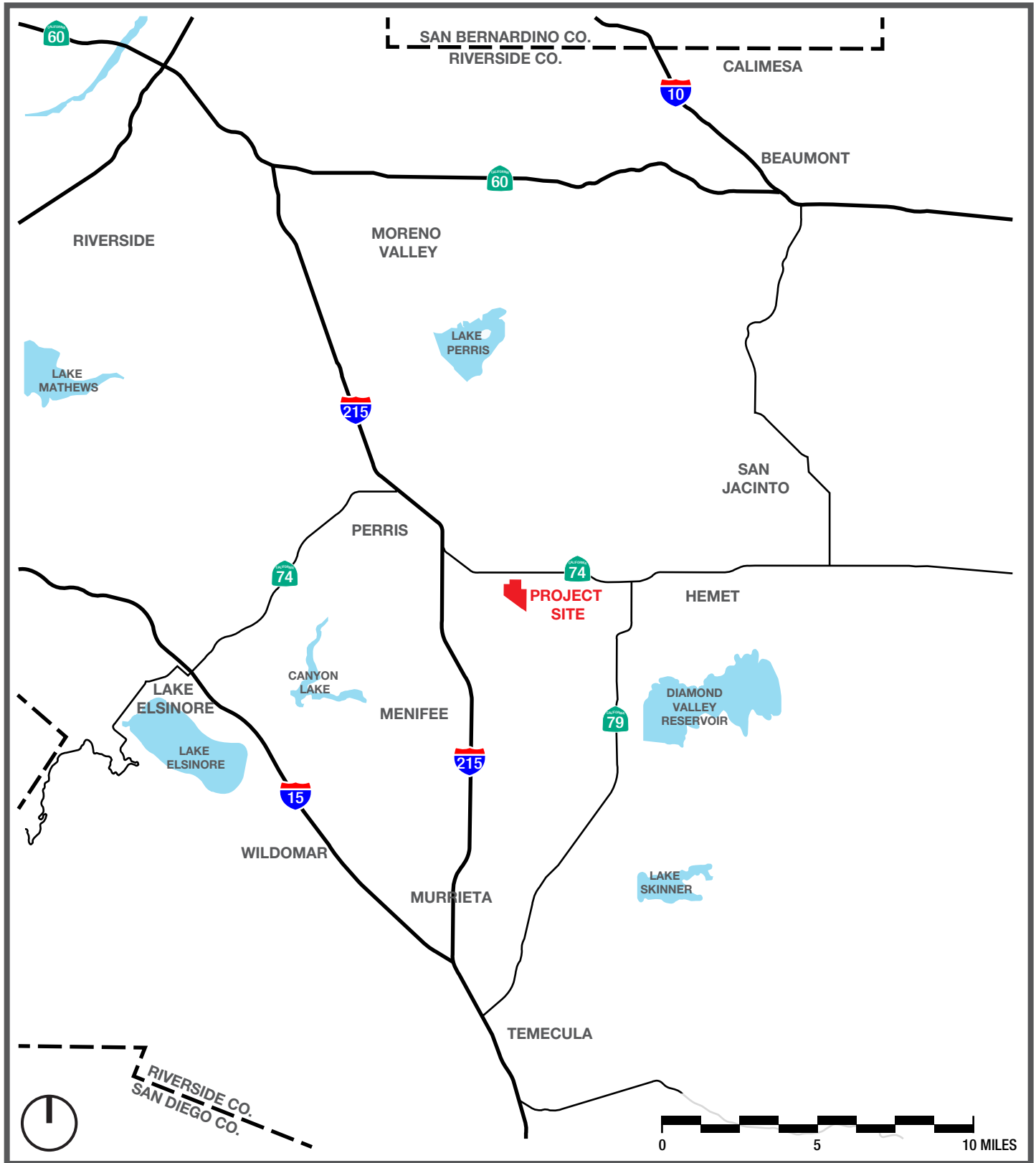


FIGURE 2
AERIAL MAP

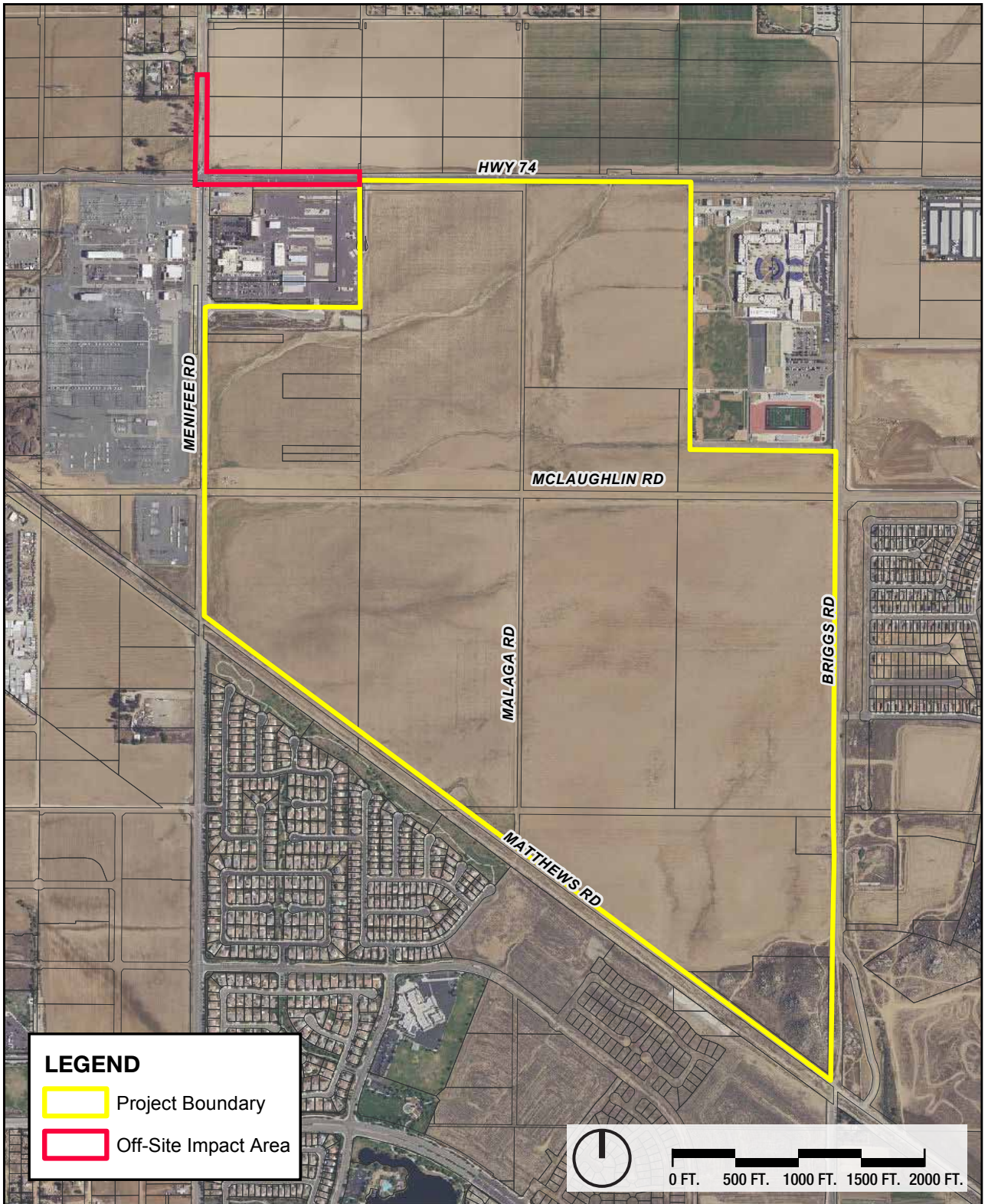
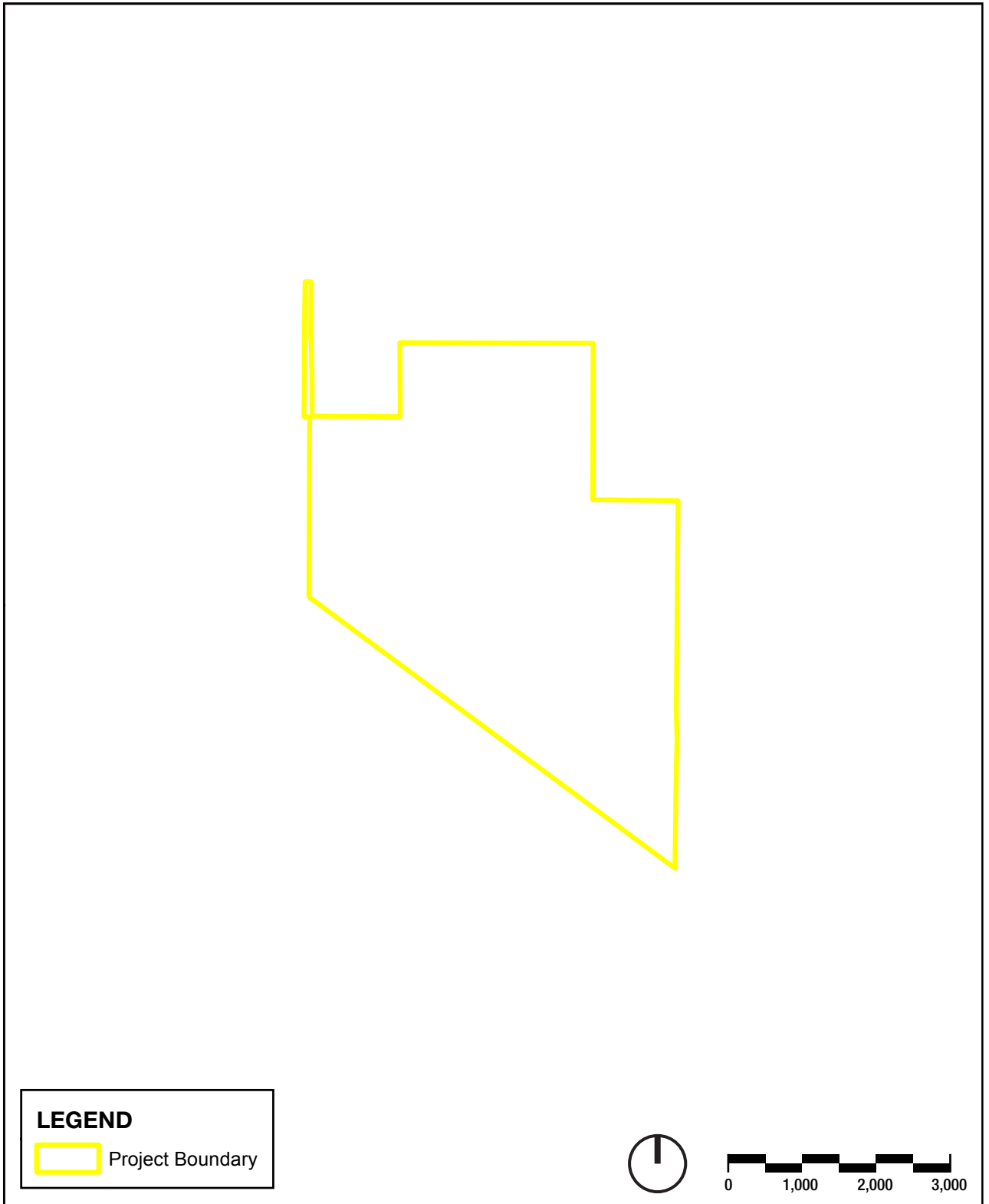


FIGURE 3
USGS MAP



5. **Project Applicant/Owners:** Minor Ranch LLC, 3200 Park Center Dr, Ste. 1000, Costa Mesa, CA, 92626
Representative: Adrian Peters, Brookfield Residential, 3200 Park Center Dr, Ste. 1000, Costa Mesa, CA, 92626
6. **General Plan Designation:** According to the City of Menifee General Plan (GP) Land Use Map (Exhibit LU-2), the site has a general plan designation of Specific Plan – Menifee Valley Ranch Specific Plan No. 301 (SP). According to the GP Specific Plan Land Uses Map (Exhibit LU-B1), the site designations are 2.1-5 du/ac Residential (2.1-5R), 5.1-8 du/ac Residential (5.1-8R), Conservation (OS-C), Recreation (OS-R), and Public/Quasi Public Facilities (PF). Under the Menifee Valley Ranch Specific Plan No. 301, the land uses are classified as Medium-6,000 SF, Medium-7,200 SF; Medium High-Triplex Active Adult, Very High-Multi-Family, Park, Open Space/Greenbelts & Detention.
7. **Zoning:** Specific Plan Zone (SP)
8. **Description of Project:**

PROJECT BACKGROUND

The Project site is located within the approved Menifee Valley Ranch Specific Plan No. 301 (SP301) adopted by Riverside County Board of Supervisors on April 29, 1997 which is bound to the north by SR-74, to the south by Simpson Road, to the east by Briggs Road, and to the west by Menifee Road. Subsequent to the original approval, Riverside County and the City of Menifee have approved a number of amendments to SP301 which today provides for mix of development across 1,548 acres as reflected on **Figure 4, Approved SP301 Land Use Plan**. SP301 allows for development of a maximum of 4,352 dwelling units on lots ranging in size from 4,500, 5,000, 6,000, 7,200, 8,000, and 9,000 square feet which includes a mix of Medium Density Residential, Medium High Density Residential, Medium High Density Triplex Units, Very High Density Multi-Family units, and Active Adult development. In addition, the Plan allows for K-8 schools and a high school to develop. The Plan also includes for development of commercial uses, parks, greenbelts, lake, and golf course.

On June 3, 2008, the residents of the communities now encompassed by the City of Menifee, voted to incorporate Menifee into Riverside County's 26th city. The new City of Menifee was officially established October 1, 2008. The property covered by SP301 is now under the jurisdiction of the City of Menifee. A majority of SP301 located south of Matthews Road and the existing rail line, also known as "Heritage Lake," has been developed per the approved SP301, its amendments, and substantial conformance approvals. SP301 planned for 2,689 units to be developed south of the rail line within Heritage Lake, along with two K-8 schools, approximately 16 acres of commercial, and approximately 130 acres of open space, parks, and amenities. To date, a total of 2,691 dwelling units have been approved for development within Heritage Lake. Of the 2,691 dwelling units approved for development, a total of 2,168 units have been constructed. Two schools (Mesa View Elementary and Ethan A. Chase Middle School) have also been constructed along with 96 acres of open space, parks and amenities. Planning Areas 14, 18, 19, 20, 21, 39B, 41, 41A, 41B, and portions of Planning Areas 24, 25, and 31 of approved SP301 have yet to be developed. These Planning Areas would provide for a 22 acre community park, 15 acres of greenbelt, and almost 16 acres of commercial uses.

The Project site encompasses 594 acres within SP301 located north of the rail line (SP301 Planning Areas 1-12), which under the current plan allows for development of a golf course and related uses, parks and greenbelts, a high school, and 1,718 residential dwelling units consisting of an active adult community and a mix of residential uses comprised of Medium Density Residential on 6,000 and 7,200 square foot lots, Medium High Density Residential for Active Adults on 5,000 square foot lots, Very High Density Multi-Family Residential, and Medium High Density Active Adult Triplex units. Heritage High School has been developed on the southwest corner of Briggs Road and SR-74 as planned while the remainder of the site north of the rail line remains undeveloped.

At present, the rail line acts as a distinct barrier between two very different areas: 1) south of the rail line, which is mostly developed as Heritage Lake per SP301; and 2) north of the rail line which has remained almost entirely vacant. As the areas north and south of the rail line are two distinct projects,

Case Numbers SP2018-181, SPA2018-182, TTM37573, CZ2019-061

it makes sense to separate them, leaving the area south of the rail line within approved SP301 and creating the new Menifee Valley Specific Plan (MVSP), as described below, to guide future development for the area north of the rail line; effectively separating the new MVSP Project from the existing Heritage Lake project.

FIGURE 4
APPROVED SP301 LAND USE PLAN



* THE PARK IN PLANNING AREA 37 CONSISTS OF APPROXIMATELY 7.1 ACRES, WITH A DETENTION BASIN AREA OF UP TO 4.4 ACRES.

** SPA 3 ALLOCATED ACREAGE FROM PLANNING AREA 42D TO PLANNING AREAS 29 AND 30 PER TTM 30705.



PROPOSED PROJECT

Land Use Applications

The proposed Project includes the following entitlement applications for consideration by the City of Menifee:

- Specific Plan (Case No.2018-181): Proposes to create the Menifee Valley Specific Plan (“MVSP”) to allow for development of up to 2,628 dwelling units distributed between a gated Active-Adult Community and an unrestricted access All-Age Community. In addition, up to 120,000 square feet of retail mixed use, up to 120,000 square feet of office park, up to 65,340 square feet of public facility, and 27 acres of open space-recreation uses are planned for development along with improvements for backbone circulation; infrastructure; water quality areas; and private amenity areas, greenbelts, and paseos. Approximately 15 acres will be set-aside for open-space conservation. In addition, Planning Areas 2 and 3 will allow for development of a school site, if necessary, on up to 12 acres..
- Specific Plan Amendment (Case No. 2018-182): Proposes to remove the Project area bound from the existing SP301 through Menifee Valley Ranch Specific Plan No. 301, Amendment No. 4 (SP301-A4).
- Change of Zone (Case No. 2019-061): Proposes revisions to the existing Menifee Valley Ranch Specific Plan No. 301, Amendment No. 3 zoning ordinance to remove reference to planning areas that are being removed from the Menifee Valley Ranch Specific Plan No. 301 as a result of the Menifee Valley Ranch Specific Plan No. 301, Amendment 4 (2018-182).
- Tentative Tract Map No. 37573: Proposes to subdivide the 594 acre Project site into 14 parcels for financing, conveyance, and phasing purposes.
- Development Agreement: The Project developer intends to work with the City of Menifee to develop a comprehensive Development Agreement to address issues including phasing, infrastructure construction and financing, development policies and goals, fee payments, and other such topics as may be developed and discussed.

The Menifee Valley Project (“the Project”) is comprised of the MVSP, SP301-A3A4, CZ2019-061, TTM 37573, and Development Agreement. The MVSP will provide for an array of residential uses mixed with complementary retail-mixed use development, office park, civic, open space recreational amenities as well as open space-conservation as reflected in **Figure 5 Land Use Plan**, on the following page and establish the necessary plans, development standards, regulations, zoning, infrastructure requirements, and implementation on which subsequent project-related development activities (i.e. future implementing development projects) are to be founded. It is intended that site plan review, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to this area be consistent with this Specific Plan. Some elements of the development program may be enforced through conditions, covenants, and restrictions (CC&Rs) established in conjunction with the subdivision maps for the property.

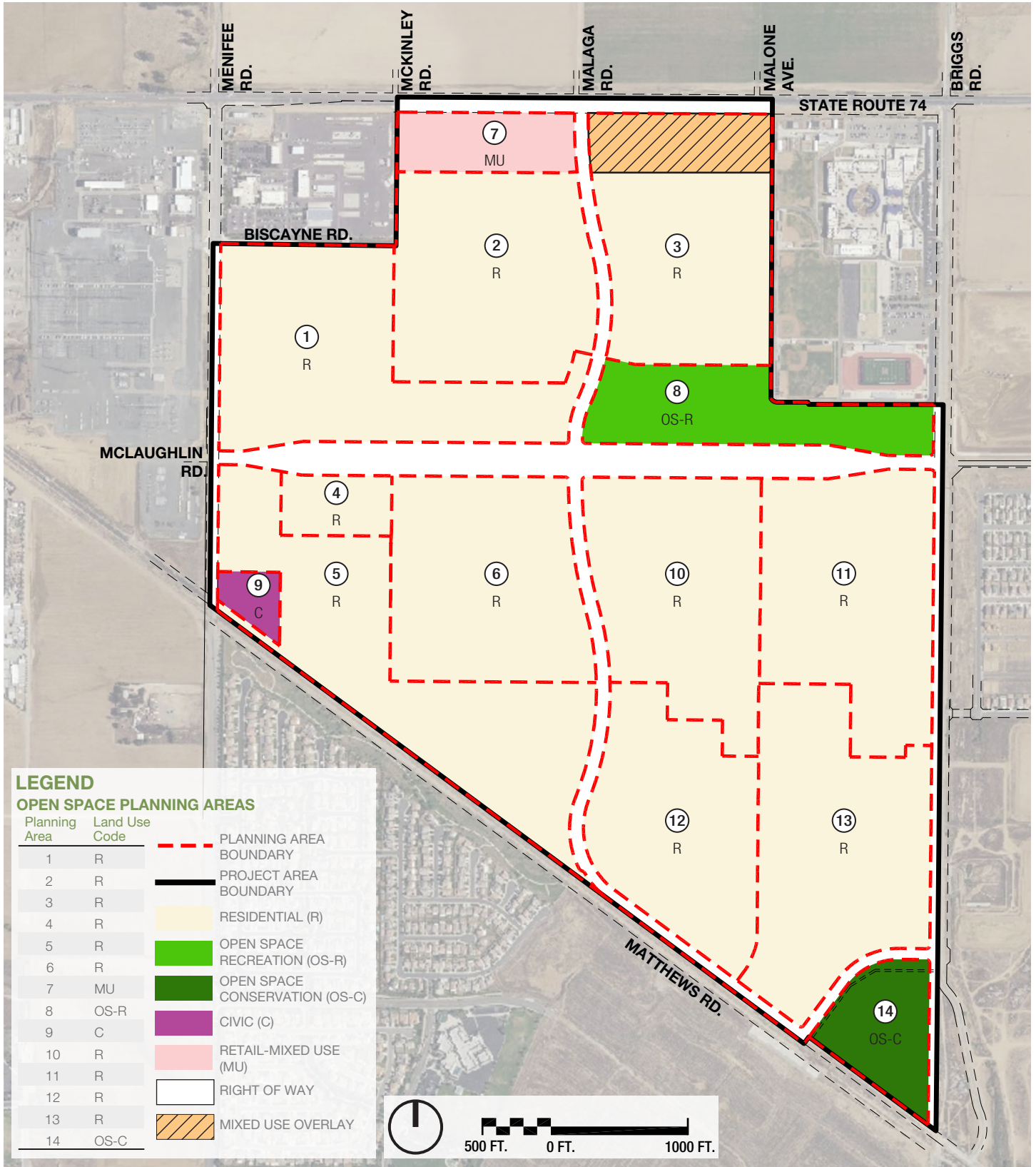
The MVSP would be adopted by ordinance by the City of Menifee (“City”) and is designed to allow for a diverse residential community consisting of various lot sizes, housing styles, and product types supporting retail-mixed use, office park, civic, and open space uses as identified in **Table A, Land Use Summary**, and **Table B, Planning Area Summary and Buildout Potential**, on the subsequent pages.

Table A, Land Use Summary

Land Use	Acreage	Target	
		Dwelling Units	Square Footage
Residential ³	472	2,453	-
Office Park Overlay ⁴	11		120,000
Retail-Mixed Use	13	175 ¹	120,000
Civic	3	-	65,340
Open Space – Conservation	15	-	-
Open Space – Recreation	27	-	-
Greenbelt	11		
Road Right-of-Way	53	-	-
TOTALS	594⁵	2,628²	305,340

1. A target of 175 dwelling units may development within this Planning Areas on up to five acres in place of non-residential development.
2. Overall development of dwelling units within this Specific Plan shall not exceed 2,628.
3. Within the Residential land use designation there could be one elementary school site (in Planning Area 2 or 3) as well as up to 120,000 square feet of office park (in Planning Area 3). Dwelling units would be reduced commiserate with the development of these other uses.
4. Planning Area 3 will include an Overlay designation to allow for up to 120,000 square feet of office park on up to 11 acres. The amount of residential units would be reduced by 86 units should the office park overlay be enacted.
5. The total 594 acres does not include the 11 acres from the Office Park Overlay because these acres are part of the 472 acres of Residential land use.

FIGURE 5
LAND USE PLAN



LEGEND

OPEN SPACE PLANNING AREAS

Planning Area	Land Use Code	
1	R	PLANNING AREA BOUNDARY
2	R	PROJECT AREA BOUNDARY
3	R	RESIDENTIAL (R)
4	R	OPEN SPACE RECREATION (OS-R)
5	R	OPEN SPACE CONSERVATION (OS-C)
6	R	CIVIC (C)
7	MU	RETAIL-MIXED USE (MU)
8	OS-R	RIGHT OF WAY
9	C	MIXED USE OVERLAY
10	R	
11	R	
12	R	
13	R	
14	OS-C	

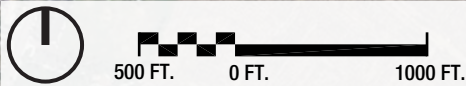


Table B, Planning Area Summary and Buildout Potential

Planning Area	Land Use Category	Acres	Dwelling Unit Range			Density Range ²	Non-Residential Maximums
			Minimum	Target	Maximum		Floor Area Ratio/ Square Footage (SF)
1	Residential (All-Age)	56	216	288	360	3.9-6.4	
2	Residential (All-Age)	50	217	289	361	4.3-7.2	
3 ⁴	Residential (All-Age)	51	230	307	384	4.5-7.5	120,000 ⁴
4	Residential (All-Age)	8	36	48	60	4.5-7.5	
5	Residential (All-Age)	48	196	261	326	4.1-6.8	
6	Residential (All-Age)	61	195	260	325	3.2-5.3	
7 ¹	Retail -Mixed Use	13	131	175	219	26.3-43.8	120,000
8	Open Space – Recreation	27					
9	Civic	3					≤0.5
							65,340
10	Residential (Active-Adult)	47	218	258	363	4.6-7.7	
11	Residential (Active-Adult)	51	222	261	370	4.4-7.3	
12	Residential (Active-Adult)	44	119	237	331	4.5-7.5	
13	Residential (Active-Adult)	56	209	244	348	3.7-6.2	
14	Open Space – Conservation	15					
	Greenbelt	11					
	Road Right-of-Way	53					
TOTALS		594	2,628³				305,340

Notes

1. A target of 175 dwelling units may be developed within this Planning Area on up to five acres in place of non-residential uses.
2. Density range is based on the minimum number of dwelling units per Planning Area acreage up to the maximum number of dwelling units per Planning Area acreage.
3. Overall development of dwelling units within this Specific Plan shall not exceed 2,628.
4. Planning Area 3 will include an Overlay designation to allow for up to 120,000 square feet of office park. The amount of residential units would be reduced by 86 units should the office park overlay be enacted within this Planning Area.

The Project's proposed land use designations are defined below.

Residential: The MVSP will include an array of residential densities, lots sizes, housing-product types and styles for both an All-Age community and an Active Adult community.

The All-Age community is intended to support families and individuals seeking diversity in housing products and is located within Planning Areas 1 through 6. These Planning Areas will target development for 1,453 dwelling units. In addition, Planning Areas 2 and 3 will allow for development of a school site, if necessary, on up to 12 acres. Planning Area 3 will also include an Overlay designation to allow for up to 120,000 square feet of office park.

The term "Active Adult" is used to describe today's senior community members who are physically active and seek more amenities in proximity to a variety of housing options. The Active-Adult community is planned for Planning Areas 10 through 13. These Planning Areas will provide a gated community intended to support a healthy and active lifestyle for older adults and will target development for 1,129 age-qualified dwelling units to develop.

The MVSP will allow for maximum flexibility by identifying an allowable range of dwelling units for each Planning Area, with a suggested minimum and maximum number of dwelling units that may develop in each Planning Area. The MVSP will allow for density transfers up to 25 percent of the target number of dwelling units identified for each Planning Area. However, in no event will the target number of dwelling units allowed under the MVSP exceed 2,628 across the entirety of the Project site including those units within the Retail Mixed Use land use designation. This ability to use density transfers along with a suggested a range of dwelling unit counts for each Planning Area will promote a range of product types and lot sizes that may evolve as demand and market preferences change during buildout of the MVSP. The MVSP will provide a menu of product types for each Planning Area and allow a range of lot sizes (4,000 square feet, 5,000 square feet, 6,000 square feet, and 7,200 square feet). The MVSP will also provide for a variety of attached products with higher densities such as stacked flats and attached for-sale units.

The MVSP Residential land use designation will include greenbelts, parks, paseos, water quality features, and amenity areas as allowable uses so that development of such uses may occur within any residential Planning Area as appropriate or as needed in order to better serve the community. The MVSP will allow for development of both major and minor amenities; one for the Active-Adult component and one for the All-Age component. Minor amenities may include indoor spaces, though outdoor amenity spaces are primarily anticipated. It is anticipated that only the major amenities will include indoor amenities.

The MVSP will allow for development of an approximately 6.5-acre major amenity (Village Green) and two 2-acre private minor amenity areas in the All-Age Community. The proposed All-Age amenity areas may include structures with multi-purpose room(s) and include pools, spas, restrooms, BBQ's, shade structures, and playground equipment.

The MVSP will allow for development of an approximate 6.5-acre major amenity (Active Adult Green) and minor private amenities in the Active Adult Community. The proposed Active-Adult recreation center is anticipated to consist of structures which may include indoor meeting rooms, flex spaces, reception areas, fitness rooms, and restrooms along with outdoor amenities such as, but not limited to, pools, lounge areas, shade structures, spas, BBQ's, trails, and walkways.

Office Park: Although the underlying land use designation is residential, Planning Area 3 will also include an overlay designation along the northernmost boundary of the planning area allowing up to 11 acres and no more than 120,000 square feet of office building area. This overlay area of non-residential uses is designed to interact with future non-residential uses north of SR-74 and provide complimentary transitional uses along future residential neighborhoods within the MVSP.

Retail-Mixed Use: Approximately 13 acres are identified as retail-mixed use development. This land use designation will allow for development of a variety of retail, office, service, restaurant, open space and

residential uses. This land use designation will encourage innovative housing products with gross densities ranging from 26 to 44 dwelling units per acre, to create an appropriate transition between the existing public facility uses located to the west, future planned commercial to the north, and future residential uses within the Plan to the south and east. This designation will allow for up to 120,000 square feet of non-residential uses to develop. Should a residential component develop, a target of 175 dwelling units is permitted to develop on up to five acres in place of non-residential uses.

Open Space – Recreation: Approximately 27 acres are identified as open space-recreation to provide land devoted to active and passive recreational uses. This land use designation provides community focal points and areas for both community and regional gathering. The MVSP will include a sports park located in Planning Area 5 to serve the community. This sports park will allow for a variety of both active and passive recreational uses and features that will be outlined in the MVSP.

Open Space – Conservation: Approximately 15 acres are identified as open space-conservation which is intended to provide land devoted to open space that is valued for natural landforms, wildlife, and aesthetic beauty, and to protect archaeological, paleontological, and historical resources.

Civic: Approximately 3 acres are identified for public facility development. This land use designation will provide for up to 65,340 square feet of civic and other public agency uses allowing for an array of future civic facilities serve the Plan and surrounding community.

Agrihood: While “Agrihood” is not a designated land use category within the land plan, it is an important element of the Specific Plan. Agrihoods integrate agricultural uses into residential and non-residential areas by centering housing developments and urban or mixed use spaces around community farming for the purpose of promoting neighborhood growth and healthy lifestyles. Agrihoods can celebrate a community’s historic linkage to agriculture and/or help increase social recreation through the presence of greenspace, such as community gardens, small scale working farms, crops and produce stands, greenhouses, small scale farmers markets, cooking schools, and farm-to-fork restaurants. Agrihood uses will be allowable in almost all Planning Areas to promote additional greenspaces and gathering places. The Specific Plan will encourage and allow for a variety of uses to develop within individual planning areas to allow flexibility to changing markets and provide a more interactive neighborhood community. Agrihood uses are intended to be limited in size to no more than 2 acres and may be temporary uses. It is anticipated that Agrihood uses will likely occur in proposed amenity areas.

INFRASTRUCTURE

EXISTING CONDITIONS/ON-SITE IMPROVEMENTS

Vehicular Circulation: Primary vehicular access to the Project site from the west is provided by SR-74 and Menifee Road. Access from the east is primarily provided via SR-74 and Briggs Road. A number of roadways adjacent to and within the Project boundary are General Plan Circulation Element roadways, as shown in **Table C, Adjacent and On-site Project Roadways**, below.

Table C, Adjacent and On-site Project Roadways

Roadway	General Plan Classification
SR-74	<ul style="list-style-type: none">ExpresswayTruck RouteEnhanced Intersection at Menifee Road
Menifee Road	<ul style="list-style-type: none">Urban ArterialEnhanced Intersection at SR-74
Briggs Road	<ul style="list-style-type: none">Major
McLaughlin Road	<ul style="list-style-type: none">Collector / Interconnected LocalShared Use Roadway (from Menifee Road to approximately 0.25 mile west of Briggs Road)
Malaga Road	<ul style="list-style-type: none">Collector / Interconnected Local

The MVSP will identify the backbone infrastructure required to serve the Menifee Valley community. McLaughlin Road and Malaga Road will provide primary internal circulation for the MVSP along with collector and local streets providing access to each planning area. As shown in **Table C**, a portion of McLaughlin Road is classified as a Shared Use Roadway. The purpose of Shared Use Roadways are to support the usage of low speed Neighborhood Electric Vehicles (NEVs) and golf carts by creating interconnected low speed routes and preventing driver confusion as to where these vehicles may be safely operated. NEVs and golf carts are utilized for short trips because they are low cost, energy efficient with zero emissions, and have speed capabilities capped at a maximum of 25 miles per hour (mph). NEVs may operate on any public roadway within the City that has a posted speed limit of 35 mph or less, unless specifically prohibited by an adopted NEV plan and are permitted to operate in separate lanes on roads with posted speed limits greater than 35 mph within an approved NEV plan. Golf carts are allowed only on certain designated streets that are posted 25 mph and located within one mile of a golf course. Shared Use Roadways may potentially be signed as Class III routes on two-lane roadways with speed limits of 35 mph or less, or NEV/Bike lanes on roadways with speed limits greater than 35 mph. Circulation improvements within the MVSP include but are not limited to half-width development of Menifee and Briggs Roads, and full-width development McLaughlin and Malaga Roads as well as roadway improvements to provide for Shared Use to accommodate for NEV's and golf carts.

Non Vehicular Circulation: The General Plan identifies an Off-Road Bike Trail (Class I), classified as Subregional Route Number 24 under the Western Riverside Council of Governments *Non-Motorized Transportation Plan*, commencing at the intersection of McLaughlin Road/Menifee Road where it intersects with a Subregional Route – On-Street Bike Lane (Class II) along McLaughlin Road west of the site in a Connectivity Analysis Zone which will be subject to additional assessment for trail alignment and traffic control features. This Class I bike trail continues south on Menifee Road, then southeast along Matthews

Road to another Connectivity Analysis Zone at the intersection of Matthews Road and Briggs Road. Community On-Street Bike Lanes (Class II) are planned along Briggs Road and Menifee Roads until they connect with the Class I Off-Road Bike Trail. Class III Bike Routes are planned along Malaga Road and McLaughlin Road. The MVSP will include these connections and allow for the appropriate right of way to allow for the trails. The General Plan identifies a Regional Trail along Briggs Road. The Project is designed to provide a number of trail connections and circulation improvements to provide pedestrian and bicycle connectivity within the Project site. All circulation improvements will be consistent with the City of Menifee General Plan.

Transit Services: An Existing On-Road Transit Service exists along SR-74 with potential for future Rail Service called out along Matthews Road. The rail tracks located to the south of the Project site are not currently in use. A Potential On-Road Transit Service is identified along Menifee Road with nearest transit node at the intersection of Sherman Road and SR-74. The Riverside Transit Agency (RTA) provides fixed route and Dial-A-Ride bus service within the City and neighboring jurisdictions. Commuter rail is provided by Metrolink providing service to Riverside County through several rail lines travelling to Los Angeles, Orange, San Bernardino and San Diego counties. Metrolink's South Perris Station is located at Case Road west of Interstate 215 (I-215), approximately 3.5 miles from the Project site and provides commuter rail service to Menifee. The MVSP will coordinate with local transit services to ensure any required connections are included within the plan.

Potable Water: The Project site will be served by Eastern Municipal Water District (EMWD) in the 1720 pressure zone and the existing Longview tank, located approximately 2 miles north of the site near Hexamer Drive and Longview Lane. Existing 12 inch diameter water pipelines in the 1627 and 1720 pressure zones are located in a portion of SR-74 from Briggs Road to Malaga Road, Briggs Road, and along Menifee Road (about 680 feet north of SR-74). New water main construction will be necessary along SR-74 from the termination point (680 feet north of SR-74) to Malaga Road and along McLaughlin Road from Menifee Road to Briggs Road to provide connectivity. The MVSP will require 8 to 12 inch water pipelines as reflected in **Figure 6, Conceptual Water Plan** in order to connect to the existing facilities to provide potable water service the Project site. In order to provide a reliable source of water for firefighting purposes, potable water is also delivered to all fire hydrants and fire sprinkler systems utilizing the potable water system. Thus, piping facilities for potable water are designed to accommodate both the domestic and firefighting demands.

Recycled Water: Recycled water service for the Project site will also be provided by EMWD. There is an existing 48 inch recycled water line located within the Matthews Road right-of-way. The MVSP includes recycled water lines located within Briggs Road, Malaga Road, Menifee Road and McLaughlin Road ranging from 8 to 18 inches as reflected in **Figure 7, Conceptual Recycled Water Plan** in order to connect to the existing facilities to provide irrigation water to serve parks and common landscape areas.

Sewer: Sanitary sewer service for the Project site is provided by EMWD. There are existing sewer lines located in Menifee Road, McLaughlin Road, Briggs Road, and Matthews Road right-of-way ranging in size from 12 to 24 inches in diameter. The MVSP will require pipes ranging in size from 8 to 15 inches in diameter with proposed connection points at the intersections of McLaughlin Road/Menifee Road, Menifee Road/Matthews Road, and along McLaughlin Road and Matthews Road to connect to existing facilities in order to provide sewer service the Project site as reflected in **Figure 8, Conceptual Sewer Plan**.

FIGURE 6

CONCEPTUAL WATER PLAN

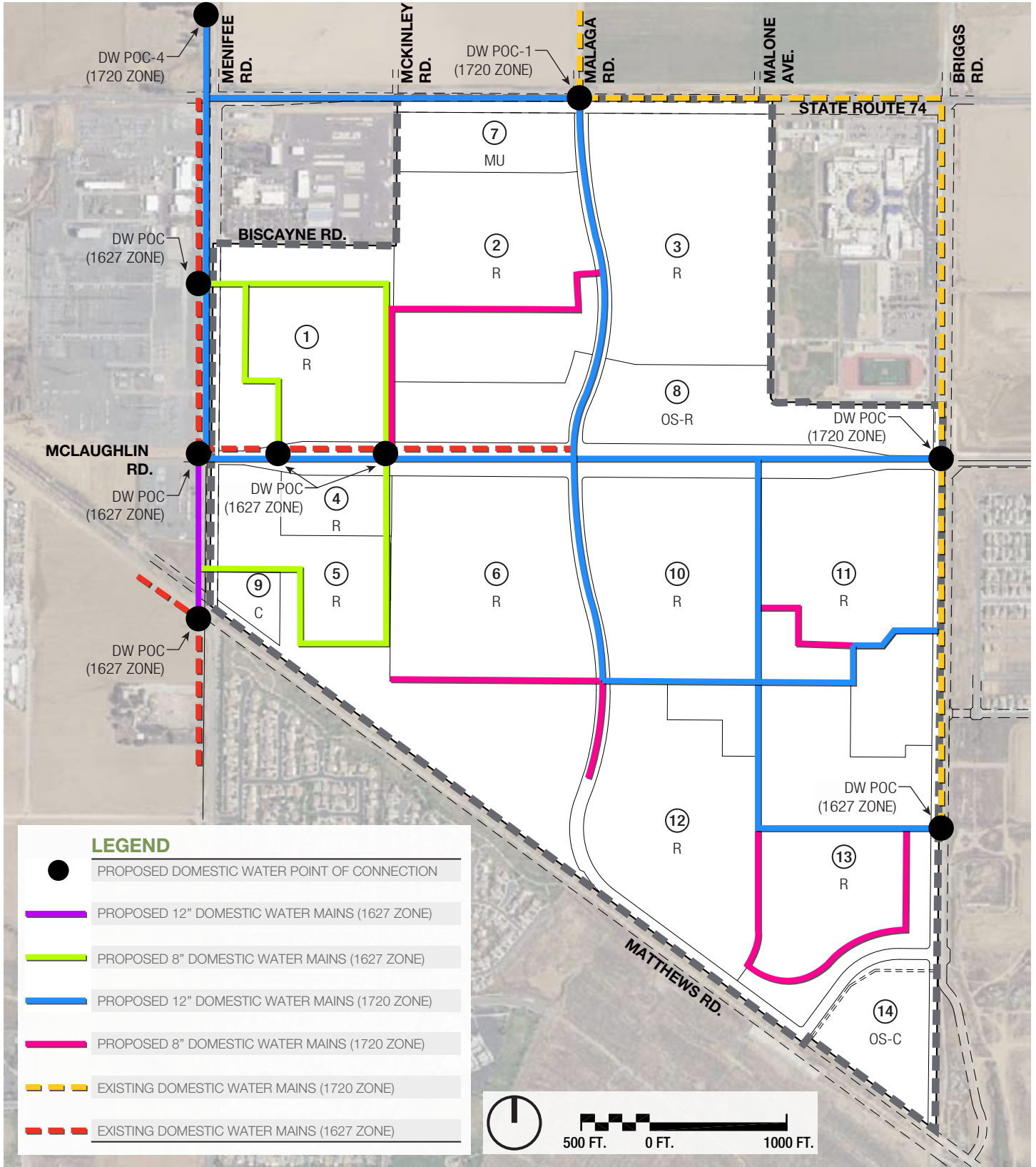
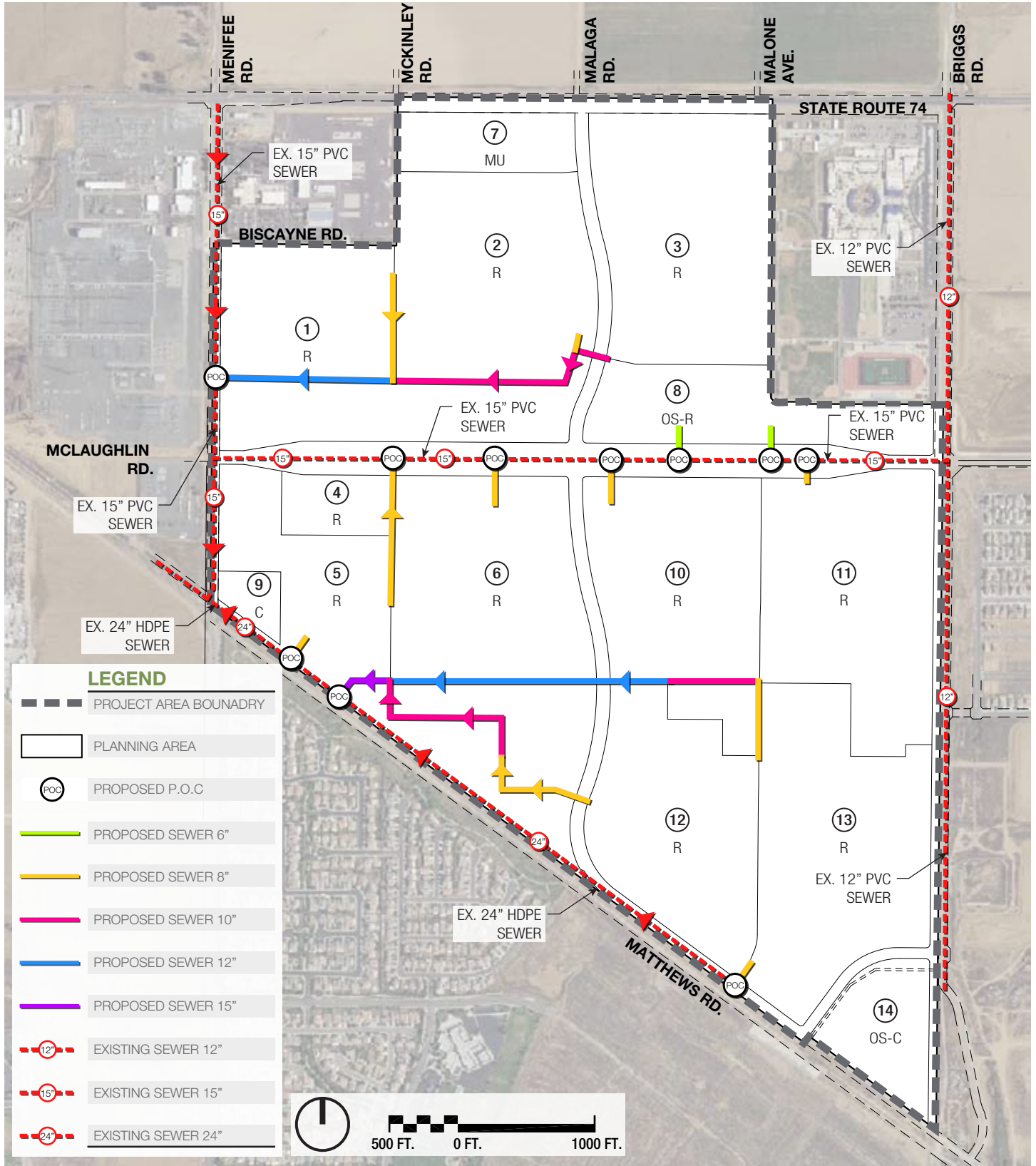


FIGURE 7

CONCEPTUAL RECYCLED WATER PLAN



FIGURE 8
CONCEPTUAL SEWER PLAN



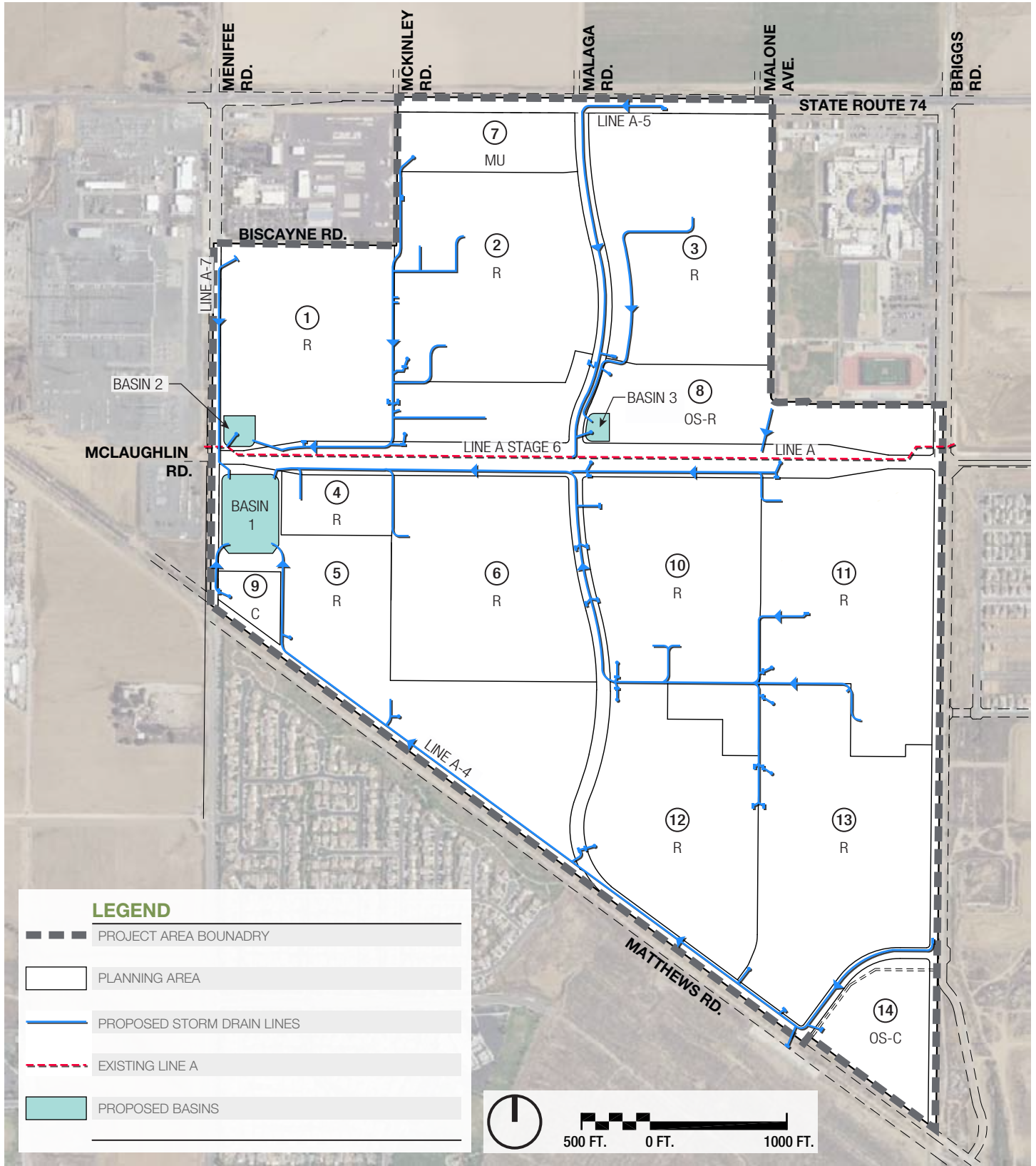
Storm Drain: The Project site is located within the San Jacinto River Watershed, which is a sub-watershed of the Santa Ana River Watershed. Specifically, the Plan is located in the Romoland Master Drainage Plan (MDP). The MDP outlines a master plan for orderly development of flood control facilities for ultimate “build-out” of the area. Since Menifee is not at “buildout” conditions, the stormwater drainage systems in the City are in differing stages of interim- and ultimate-condition. Further, the Project site is in FEMA Flood Zones A and X.

Facilities in both the Homeland and Romoland MDPs control runoff through the site. The Juniper Flats and Briggs Detention Basins have been constructed, along with Line-1 and Line-A, which are major backbone underground storm drains designed to carry watershed runoff to the San Jacinto River. Construction of the Juniper Flats Basin, Line-1, and the Briggs Basin facilitate the capture and conveyance of regional runoff that was historically tributary to the site. These regional facilities work in conjunction with each other to reduce the historical 100-Year peak flow rate of 3,418 cubic feet per second (cfs) to 640 cfs. Line-A traverses underneath the site along the McLaughlin Road alignment and conveys attenuated outflow from Briggs Basin. As a result of these existing regional backbone facilities, the site is now subject to reduced local runoff from the immediate surrounding areas.

The portion of Line-A traversing the Project site ranges in size from a 96 inch reinforced concrete pipe to an 8 foot high by 12 foot wide reinforced concrete box on McLaughlin Road. The Specific Plan will require connections ranging in pipe size from 18 to 108 inches in diameter to connect to the existing storm drain facilities as depicted in **Figure 9, Conceptual Drainage Plan**. Construction of MDP Lines A-4 (approximately 5,100 lineal feet) and A-5 (approximately 3,150 lineal feet) will also be required.

FIGURE 9

CONCEPTUAL DRAINAGE PLAN



Utilities: There is an existing Southern California Edison (SCE) Transmission facility, easement, and power lines running through the alignment of McLaughlin Road. Additionally, McLaughlin Road is identified as a public utility corridor. There are 27 poles in the public utility corridor spaced at 200 feet apart on average. Matthews Road also contains 10 power poles along the southern boundary of the Project site. **Table D, Utility Providers**, below identifies utility providers for the Project site.

Table D, Utility Providers

Utility	Provider
Television	Charter Communications
Electric	Southern California Edison
Gas	Southern California Gas Company
Sewer	Eastern Municipal Water District
Solid Waste	Waste Management
Telephone	Frontier Communications
Water	Eastern Municipal Water District

Electricity

SCE will provide electrical service to the site. The precise alignment for connection to the site will be determined at a later date in coordination with SCE. All proposed on-site electrical facilities will be placed underground. There are existing overhead 33 kilovolt (kv) and 12 kv distribution lines that cross the site north to south from future Biscayne Road to McLaughlin Road and then east to Briggs Road. Overhead communication lines also hang from these pole-lines. Additionally, there is a 115 kv overhead transmission line along the south side of McLaughlin Road between Menifee Road and Briggs Road, which was relocated into Menifee Valley’s ultimate right-of-way in 2006 in order to be consistent with the original road alignment plans. An existing underground duct bank and vaults are located on the south side of SR-74 between McKinley Road and future Malaga Road. Along the north side of Matthews Road is an overhead pole line with a double circuit 115 kv transmission line, one 12 kv circuit, plus SCE communication lines; it is undetermined if these lines are outside of the Project’s future road improvements. Finally, the City of Menifee currently utilizes City-owned, operated, and maintained street lights throughout the City. The 115 kv utility poles along the McLaughlin Road corridor shall remain in place. It is anticipated that the 12kV lines along the McKinley Road and McLaughlin Road alignments will be undergrounded. All electrical utility work shall be subject to SCE review and approval.

Communications

Frontier Communications will provide telephone service to the site. The existence of a buried cable along the east side of Menifee Road means that Frontier will be responsible for offsite reinforcement to make service available to the site. Menifee Valley is under the jurisdiction of both the Sun City Central Office (which covers the majority of the site) and the Homeland Central Office. If the northern portion of Menifee Valley develops first, the site will continue to be fed (as it is currently) from the Homeland Central Office. If the southern portion of Menifee Valley develops first, the entire site will likely be fed from the Sun City Central Office. Frontier currently has facilities on the east side of Briggs Road that serve the Mountain Gate development and this will be the closest source for Menifee Valley. Charter Communications has television services facilities on the east side of Briggs Road that serve the Mountain Gate development, which will be the closest source for and provide television service to Menifee Valley.

Natural Gas

Southern California Gas Company (SGC) will provide natural gas service to the site. There are three high pressure gas transmission mains along Menifee Road; two are located along the west side and one is located along the east side. There is also an existing 4 inch high pressure gas transmission main on the

north side of SR-74. SCG has a 6 inch distribution on the west side of Briggs Road that currently serves the Mountain Gate Development with capacity to serve Menifee Valley.

Grading: In order to develop the MVSP and ensure the Project site drains appropriately, extensive ground disturbance and grading will be required. It is expected that development of the MVSP will result in a balanced site, with approximately 4.8 million cubic yards of cut and fill. No import or export of dirt is anticipated, since all earthwork will be balanced within the Project site.

Landscape: Enhanced Landscape Corridors are identified in the General Plan as roadways that are recognized as major transportation routes and must receive special design consideration to ensure they complement the existing community. SR-74, Briggs Road, and Menifee Road are designated as Enhanced Landscape Corridors (GP, Exhibit CD-2 and p. CD-4). Additionally, SR-74 and Menifee Road are identified as scenic corridors. The MVSP will provide a plant palette and development standards for general guidance on landscaping in public areas, easements, and roadways.

Other: While the Project site lies within the Valley-Wide service area, it has not been annexed into any of the maintenance districts controlled and operated by Valley-Wide. The Project site is located in Zone E of the March Air Reserve Base Land Use Compatibility Plan (MARB LUCP). As such, the MVSP is required to be reviewed by Riverside County Airport Land Use Commission (ALUC) to ensure compatibility with the MARB LUCP. Additionally the site will be served by the Perris Union High School District and Romoland School District.

OFF-SITE IMPROVEMENTS

In addition to the on-site infrastructure improvements proposed as part of the Project, a 12 inch water line will be needed adjacent to the SCE service center at the corner of Menifee Road and SR-74 in order to convey potable water to the Project site as reflected in **Figure 6**, on the previous pages. New water main construction would be required in Menifee Road from the termination point (680 linear feet [LF] north of SR-74) south to SR-74 then east to Malaga Road. This water main extension along Menifee Road would be approximately 3,750 LF (1,360 LF in SR-74 from Malaga Road to McKinley Road and 2,210 LF from McKinley Road to the termination point in Menifee Road north of SR-74), affecting approximately 0.3 acres. However, these connections will occur within the road right-of-way and Menifee Road and SR-74 are paved in their current condition.

Additionally, utility improvements at the intersections of Matthews Road/Menifee Road and Matthews Road/Briggs Road may be required to provide recycled water connections to the Project site. Offsite improvements to roadways may also be required and will be evaluated in the Traffic Study prepared for the project.

9. Surrounding Land Uses and Environmental Setting:

The Project site slopes gently from east to west with the lowest point at approximately 1,487 feet above mean sea level (AMSL) in the southwestern corner of the site (near the intersection of Menifee Road and Case Road/Matthews Road) and the highest point at approximately 1,623 feet AMSL in the southeastern corner of the site (near the intersection of Case Road/Matthews Road and Briggs Road). The southeastern corner of the site contains a granitic hill measuring approximately 120 feet in height. The Project site is currently being used for agricultural farming and contains areas of tilled soil, low lying agricultural vegetation, telephone poles, watering equipment, dirt roads, disturbed washes, and depressions. The Project site is located in Sections 13 and 24, Township 5 South, Range 3 West, San Bernardino Base and Meridian.

The Project site is surrounded by vacant land to the north across SR-74; Heritage High School to the northeast; an SCE service center to the northwest; electrical substation to the west; vacant land and residential subdivision to the east; an inactive railroad line, the Heritage Lake residential subdivision, and vacant land to the south; and vacant land to the southeast. Surrounding General Plan land use designations are reflected in **Table E, Surrounding General Plan Land Use Designations**, below:

Table E, Surrounding General Plan Land Use Designations

Location	Land Use
North	Specific Plan (Menifee North Specific Plan No. 260), and Public Facility
South	Specific Plan (Menifee Valley Ranch Specific Plan No. 301), and Multi-Family Residential
East	Specific Plan (Winchester Hills No. 293)
West	Specific Plan (Menifee North Specific Plan No. 260), Public Facility, Multi-Family Residential, and Business Park

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Riverside County Airport Land Use Commission (ALUC)
 - Consistency determination from ALUC to determine Project is consistent with the MARB LUCP will be needed.
- Based on the current Project design concept, other permits required for the Project may include, but are not limited to, the following:
 - Stormwater management and associated permitting may be required consistent with the provisions of the Riverside County Flood Control and Water Conservation District.
 - Permitting may be required under Clean Water Act Section 401 and the Santa Ana Regional Water Quality Control Board (SARWQCB) pursuant to requirements of the National Pollutant Discharge Elimination System (NPDES) Permit.
 - Permitting may be required by/through the United States Army Corps of Engineers, California Department of Fish and Wildlife, or Regional Water Quality Control Board for impacts to the storm drain improvements at the Project site.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

To help determine whether a project may have an impact on tribal cultural resources, Public Resource Code section 21080.3.1 requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. The City, as lead agency, is also required to coordinate with Native American Tribes through the Assembly Bill 52 (AB52) consultation process and Senate Bill 18 (SB18) for the MVSP and Specific Plan Amendment.

SB18, effective September 2004, requires local government to notify and consult with California Native American tribes when the local government is considering adoption or amendment of a general or specific plan. Prior to adoption of a specific plan, a local government must refer the proposed action to those tribes that are on the Native American Heritage Commission contact list and have traditional lands located within the city or county's jurisdiction. Pursuant to Government Code §65352.3, prior to adoption or any amendment to a General Plan, proposed on or after March 1, 2005, the city or county

shall conduct consultations with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places. The tribe(s) has 90 days from when the tribe is contacted by the city or county in which to request a consultation.

AB52, effective July 2015, Section 1 of the bill states the legislature's intent as follows: In recognition of California Native American tribal sovereignty and the unique relationship of California local governments and public agencies with California Native American tribal governments, and respecting the interests and roles of project proponents, it is the intent of the Legislature, in enacting this act, to accomplish all of the following:

- Recognize that California Native American prehistoric, historic, archaeological, cultural, and sacred places are essential elements in tribal cultural traditions, heritages, and identities.
- Establish a new category of resources in the California Environmental Quality Act called "tribal cultural resources" that considers the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigation.
- Establish examples of mitigation measures for tribal cultural resources that uphold the existing mitigation preference for historical and archaeological resources of preservation in place, if feasible.
- Recognize that California Native American tribes may have expertise regarding their tribal history and practices, which concern the tribal cultural resources with which they are traditionally and culturally affiliated. Because the California Environmental Quality Act calls for a sufficient degree of analysis, tribal knowledge about the land and tribal cultural resources at issue should be included in environmental assessments for projects that may have a significant impact on those resources.
- In recognition of their governmental status, establish a meaningful consultation process between California Native American tribal governments and lead agencies, respecting the interests and roles of all California Native American tribes and project proponents, and the level of required confidentiality concerning tribal cultural resources, at the earliest possible point in the California Environmental Quality Act environmental review process, so that tribal cultural resources can be Discussion Draft Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA.

As a result of AB52, the following must take place: 1) prescribed notification and response timelines; 2) consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and 3) documentation of all consultation efforts to support CEQA findings. Under AB52, if a lead agency determines that a project may cause a substantial adverse change to a Tribal Cultural Resource, the lead agency must consider measures to mitigate that impact.

On August 21, 2018, the City of Menifee notified local tribal governments in writing of the proposed Project pursuant to AB52 pertaining to tribal cultural resources consultation. On September 13, 2018, the City sent separate notification to local tribes pursuant to SB18. The consultation process has yet to conclude, so the results of consultation will be discussed in the forthcoming Draft EIR.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a **“Potentially Significant Impact”** as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a **“Less than Significant with Mitigation Incorporated”** as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a **“Less than Significant”** as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

The environmental factors checked below (x) would have **“No Impact”** by this project as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

As identified through the analysis presented in this Initial Study (IS), with incorporation of applicable Policies from the City of Menifee's General Plan, the proposed Project would have no impacts or less than significant impacts related to aesthetics, agriculture and forestry resources, cultural resources, mineral resources, and wildfire, and would have less than significant impacts with mitigation incorporated related to geology and soils. These topics will not be addressed in a forthcoming Draft EIR. Further analysis for the following environmental topics is required in a forthcoming Draft EIR due to the potential for significant impacts to occur as a result of the Project:

- Air Quality
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
Signature	<i>Jomara Hamilton</i>
Date	<i>8/19/19</i>
Printed Name	For Cheryl Kitzerow, Community Development Director

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
 - 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
 - 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
 - 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
 - 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
 - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.
-

ISSUES:

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: GP; GP EIR; MMC 6.01; MMC 8.04; RCCO 655; and US Census

Applicable General Plan Policies

- Goal CD-1: A unified and attractive community identity that complements the character of the City's distinctive communities.
 - Policy CD-1.2: Support the development and preservation of unique communities and rural and suburban neighborhoods in which each community exhibits a special sense of place and quality of design.
 - Policy CD-1.3: Strengthen the identity of individual neighborhoods/communities with entry monuments, flags, street signs, and/or special tree streets, landscaping, and lighting.
 - Policy CD-1.5: Encourage new residential development in Sun City to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriate sized parking spaces.
- Goal CD-3: Projects, developments, and public spaces that visually enhance the character of the community and are appropriately buffered from dissimilar land uses so that differences in type and intensity do not conflict.
 - Policy CD-3.1: Preserve positive characteristics and unique features of a site during the design and development of a new project; the relationship to scale and character of adjacent uses should be considered.
 - Policy CD-3.2: Maintain and incorporate the City's natural amenities, including its hillsides, indigenous vegetation, and rock outcroppings, within proposed projects.
 - Policy CD-3.3: Minimize visual impacts of public and private facilities and support structures through sensitive site design and construction. This includes, but is not limited to: appropriate placement of facilities; undergrounding, where possible; and aesthetic design (e.g., cell tower stealthing).
 - Policy CD-3.5: Design parking lots and structures to be functionally and visually integrated and connected; off-street parking lots should not dominate the street scene.
 - Policy CD-3.6: Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.

- Policy CD-3.7: Consider including public art at key gateways, major projects, and public gathering places.
- Policy CD-3.8: Design retention/detention basins to be visually attractive and well integrated with any associated project and with adjacent land uses.
- Policy CD-3.9: Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.
- Policy CD-3.10: Employ design strategies and building materials that evoke a sense of quality and permanence.
- Policy CD-3.11 Provide special building-form elements, such as towers and archways, and other building massing elements to help distinguish activity nodes and establish landmarks within the community.
- Policy CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.
- Policy CD-3.13: Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations in the front and rear of residential buildings.
- Policy CD-3.14: Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.
- Policy CD-3.15: Require property owners to maintain structures and landscaping to high standards of design, health, and safety.
- Policy CD-3.16: Avoid use of long, blank walls in industrial developments by breaking them up with vertical and horizontal facade articulation achieved through stamping, colors, materials, modulation, and landscaping.
- Policy CD-3.17: Encourage the use of creative landscape design to create visual interest and reduce conflicts between different land uses.
- Policy CD-3.18: Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses.
- Policy CD-3.19: Design walls and fences that are well integrated in style with adjacent structures and terrain and utilize landscaping and vegetation materials to soften their appearance.
- Policy CD-3.20: Avoid the blocking of public views by solid walls.
- Policy CD-3.21: Use open space, greenways, recreational lands, and water courses as community separators.
- Policy CD-3.22: Incorporate visual buffers, including landscaping, equipment and storage area screening, and roof treatments, on properties abutting either Interstate 215 or residentially designated property.
- Goal CD-4: Recognize, preserve, and enhance the aesthetic value of the City's enhanced landscape corridors and scenic corridors.
 - Policy CD-4.1: Create unifying streetscape elements for enhanced landscape streets, including coordinated streetlights, landscaping, public signage, street furniture, and hardscaping.
 - Policy CD-4.2: Design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration; strengthen connectivity; and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.
 - Policy CD-4.3: Apply special paving at major intersections and crosswalks along enhanced corridors to create a visual focal point and slow traffic speeds.
 - Policy CD-4.4: Frame views along streets through the use of wide parkways and median landscaping.
 - Policy CD-4.5: Orient new streets to maximize the view of open space, parks, mountains, and built landmarks where possible.

- Policy CD-4.6: Prohibit outdoor advertising devices (billboards, but not on-site signs identifying a business on the same property as the sign) within 660 feet of the nearest edge of the right-of-way line of all scenic corridors as depicted on Circulation Element Exhibit C-8 and the entire length of I-215; City Community Information Signs or other City-sponsored signs are not subject to this requirement.
- Policy CD-4.7: Design new landscaping, structures, equipment, signs, or grading within the scenic corridors for compatibility with the surrounding scenic setting or environment.
- Policy CD-4.8: Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric or communication distribution lines, which would be visible from the City's scenic highway corridors.
- Policy CD-4.9: Require specialized design review for development along scenic corridors including, but not limited to, building height restrictions, setback requirements, and site-orientation guidelines.
- Policy CD-4.10: Seek to preserve and maintain, through acquisition or regulation, areas or sites that are found to have exceptional scenic value.
- Goal CD-6: Attractive landscaping, lighting and signage that conveys a positive image of the community.
 - Policy CD-6.1: Recognize the importance of street trees in the aesthetic appeal of residential neighborhoods and require the planting of street trees throughout the City.
 - Policy CD-6.2: Ensure that all public landscaping is adequately maintained.
 - Policy CD-6.3: Require property owners to maintain the existing landscape on developed nonresidential sites and replace unhealthy or dead landscaping.
 - Policy CD-6.4: Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination
 - Policy CD-6.5: Limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.
 - Policy CD-6.6: Encourage the incorporation of lighting into signage design when appropriate in order to minimize glare and light spillage while accentuating the design of the signage.
 - Policy CD-6.7: Integrate project signage into the architectural design and character of new buildings
 - Policy CD-6.8: Discourage the use of flashing, moving or audible signs.
- Goal OSC-3: Undisturbed slopes, hillsides, rock outcroppings, and other natural landforms that enhance the City's environmental setting and rich cultural and historical past and present..
 - Policy OSC-3.1: Identify and preserve the view corridors and outstanding scenic vistas within the City.
 - Policy OSC-3.3: Encourage the use of clustered development and other site planning strategies to facilitate the preservation of the City's natural landforms, boulders, and rock outcroppings.
 - Policy OSC-3.4: Support the preservation of natural vegetation and rock outcroppings during and after the construction process.
- Goal C-6: Scenic highway corridors that are preserved and protected from change which would diminish the aesthetic value of lands adjacent to the designated routes.
 - Policy C-6.1: Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses.
 - Policy C-6.2: Work with federal, state, and county agencies, and citizen groups to ensure compatible development within scenic corridors.
 - Policy C-6.3: Utilize design and land development strategies to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.

- Policy C-6.5: Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within eligible county scenic highway corridors are compatible with the surrounding scenic setting or environment.

Analysis of Project Effect and Determination of Significance

Threshold I.a: Less Than Significant Impact. The natural mountainous setting of the Menifee area is critical to its overall visual character, and provides scenic vistas for the community. Topography and a lack of dense vegetation or urban development offer scenic views throughout the City, including to and from hillside areas. Scenic features include gently sloping alluvial fans, rugged mountains and steep slopes, mountain peaks and ridges, rounded hills with boulder outcrops, farmland and open space. Scenic vistas provide views of these features from public spaces. Many of the scenic resources are outside the City limits and beyond the planning area boundary. Scenic views from Menifee include the San Jacinto Mountains to the northeast and east; the San Bernardino Mountains to the north; the San Gabriel Mountains to the northwest; and the Santa Ana Mountains to the west and southwest. The Canyon Lake Reservoir lies next to the western City boundary. According to the GP EIR, two important scenic resources in the City of Menifee are Quail Hill and Bell Mountain (GP EIR, p.5.1-2); these scenic resources are located approximately 5.1 and 4.5 miles from the Project site, respectively. The Project site is currently vacant and disturbed by agricultural farming with areas of tilled soil, low lying agricultural vegetation, telephone poles, watering equipment, dirt roads and disturbed washes and depressions. The Project site is not designated as a scenic resource or vista in the GP. The proposed Project includes a Specific Plan (the MVSP) to guide and ensure cohesive development in the Project area. Views of the scenic resources within and surrounding the City as described above, will not be impeded by the Project due to applicable maximum buildings heights per the proposed MVSP development standards. Thus, the proposed Project will not have a substantial impact on a scenic vista because the Project site does not constitute a scenic vista and is consistent with the GP. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold I.b: Less Than Significant Impact. The Project site is vacant and disturbed with no trees or buildings located within the Project site. There is a hill and rock outcroppings located at the northwest corner of Briggs and Matthews Road. However, this area is proposed for Open Space – Conservation uses as part of this Project and will remain undisturbed. As shown on Exhibit C-8 – Scenic Highways in the City’s GP, the portion of SR-74 bordering the Project site is an eligible state scenic highway and Menifee Road is an eligible county scenic highway within the City’s jurisdiction. There are no officially designated state scenic highways within the City’s jurisdiction (GP EIR, p. 5.1-9). The Project site is bounded on the north by the state scenic highway-eligible section of SR-74 and on the west by the eligible county scenic highway Menifee Road. Additionally, the Project site is bordered by Scenic Corridors on Menifee Road and SR-74, and Enhanced Landscape Corridors on Menifee Road, SR-74, and Briggs Road, as identified in Exhibit CD-2 in the City’s GP. Scenic Corridors identified in the GP are the same as eligible county scenic highways. Enhanced Landscape Corridors are considered important transportation routes that also reinforce the City’s community identity through streetscape design and preservation of scenic resources. The City requires special design considerations for Enhanced Landscape Corridors and Scenic Corridors, with which the Project Applicant is required to comply (GP, Exhibit CD-2). Thus, the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the eligible scenic highways in the Project vicinity are not yet officially designated. Additionally, because there are no scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings at the Project site, and the Project applicant will be required to comply with the special design considerations of Enhanced Landscape Corridors, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold I.c: Less Than Significant Impact. Per the CEQA Guidelines Section 21071, an urbanized area is defined as an incorporated city with a population of at least 100,000 people, or if the population of

that city and no more than two contiguous incorporated cities combined equals at least 100,000 people. As of July 1, 2017, the City of Menifee had a population estimate of 90,595 (US Census), thus meeting the definition of a non-urbanized area. The City of Menifee borders the City of Perris, the City of Lake Elsinore, the City of Wildomar, and the City of Murrieta (see **Figure 2**), with population estimates as of July 1, 2017, of 77,879; 66,411; 36,932; and 113,326, respectively (US Census). The sum of any two of those cities' plus the City of Menifee's population would total more than 100,000 people. Thus Menifee meets the definition of an urbanized area when considered in the local context with neighboring cities. To be conservative, impacts to both urbanized and non-urbanized areas have been analyzed. The Project site is currently vacant and disturbed by agricultural farming with areas of tilled soil, low lying agricultural vegetation, telephone poles, watering equipment, dirt roads and disturbed washes and depressions. The proposed Project will change the visual character of the Project site. However altering the visual character of a site does not mean that the visual character or quality of the site would be "degraded."

The Project will include retail-mixed use, office park, civic, recreation and open space, and residential uses in an area generally characterized by residential development and vacant land planned for similar future development (see **Figure 2**). Surrounding land uses include vacant land to the north; Heritage High School to the northeast; a SCE service center to the northwest; a SCE substation to the west; vacant land and residential subdivision to the east; inactive railroad, the Heritage Lakes residential subdivision, and vacant land to the south; and vacant land to the southeast. The Project design will comply with all applicable City design-related codes, standards, and regulations to ensure the cohesive development of the Project site and will not create an aesthetically offensive site open to public view or degrade the existing visual character and would not conflict with applicable zoning or other regulations governing scenic quality. The Project will also adhere to the development standards, landscape design guidelines, and architectural design guidelines from the MVSP, which were developed to ensure aesthetic appeal of the proposed Project and compatibility with existing developments and surrounding scenic resources. Thus, the proposed Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings because the Project will comply with all applicable City design-related codes and standards to ensure the cohesive development of the Project site and will not create an aesthetically offensive site open to public view. The Project will also be developed with similar uses as the surrounding area. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold I.d: Less Than Significant Impact. Nighttime lighting and glare can affect human vision, navigation and other activities as well as nocturnal wildlife. In particular, excessive night lighting often leads to skyglow and can interfere with the operation of astronomical observatories, such as the Mount Palomar Observatory in San Diego County. To minimize impacts of lighting on the Mount Palomar Observatory, the City implements MMC 6.01 consistent with Riverside County Ordinance No. 655 to regulate light pollution (RCCO 655). These ordinances establish two zones for specific lighting controls based on distance from the Mount Palomar Observatory. The Project site is located within Riverside County Ordinance No. 655 Light Policy Area Zone B, which extends 45 miles in radius centered on the Palomar Observatory (MMC 6.01). Lighting to be installed at the Project site will be designed in conformance with this policy and all applicable standards in the City's Municipal Code to minimize light spillage to the night sky. The proposed Project will also introduce new sources of daytime glare due to the new building surfaces and vehicles traveling to and from the site. As stated in *Impact I.c*, the Project will develop with similar uses as the surrounding area. Consequently, the glare created by the Project's development and use will be consistent with the levels of glare that will be emitted by planned surrounding development. Thus, the proposed Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area because the Project will be consistent with surrounding development and it is required to comply with the City's Municipal Code. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Conditions of Approval: None

Mitigation Measures: None

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))??	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: FMMP; and GP EIR

Applicable General Plan Policies

- Goal OSC-6: High value agricultural lands available for long-term agricultural production in limited areas of the City.
 - Policy OSC-6.1: Protect both existing farms and sensitive uses around them as agricultural acres transition to more developed land uses.

Analysis of Project Effect and Determination of Significance

Threshold II.a: Less Than Significant Impact. The City of Menifee General Plan's Open Space Element (Figure OSC-5 Agricultural Resources) identifies the Project site as containing "Farmland of Local Importance" and "Prime Farmland." However, the City's General Plan farmland mapping is based upon

the California Department of Conservation (DOC), Farming Mapping and Monitoring Program (FMMP) from 2010. The FMMP from 2016 identifies that the Project site consists only of “Farmland of Local Importance” (FMMP). The Project site does not contain any “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance.” Areas adjacent to the Project site are designated Farmland of Local Importance and “Urban Built Up Land.” Thus, the Project will not be converting “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance.” Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold II.b: No Impact. The City had 77 acres of land under Williamson Act contracts, all of which went into nonrenewal status in 2007 and whose contracts expired on January 1, 2017 (GP EIR, p. 5.2-5). At present, there are no Williamson Act contracts in the City of Menifee. The Project site is not currently under a Williamson Act contract nor has it previously been subject to such contract. Further, there is no land zoned for agricultural use on the Project site. Considering the small size of the areas mapped as farmland within the vicinity of the Project site, as well as the economic constraints on agriculture in Western Riverside County, agriculturally-designated properties would likely not be available for agricultural use in the future (GP EIR, p. 5.2-13). Thus, the proposed Project will not conflict with existing zoning for agricultural use or a Williamson Act contract because there are no active Williamson Act lands on the Project site, and there is no land zoned for agricultural uses within or adjacent to the Project site. Therefore, development the proposed Project site will have no impact. This topic will not be addressed in the forthcoming EIR.

Threshold II.c: No Impact. There is no forest or timberland zoning in the City since applicable vegetation types are limited and scattered (GP EIR, p. 5.2-6). Since no such zoning exists, the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, there are no impacts. This topic will not be addressed in the forthcoming EIR.

Threshold II.d: No Impact. Forest communities within the City include Southern Coast Live Oak Riparian Forest, Southern Cottonwood/Willow Riparian Forest, and Southern Sycamore/Alder Riparian Woodland; however, these vegetation types are limited and scattered (GP EIR, p. 5.2-6). Further, the Project site is currently disturbed with areas of tilled soil, low lying agricultural vegetation, telephone poles, watering equipment, dirt roads and disturbed washes and depressions with no oak or mature trees documented within or adjacent to the Project site, as described below in Threshold IV.a. Thus, the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use because there are no forest lands within the Project site and the Project does not entail any forestry operations. Therefore, development of the proposed Project site will have no impact. This topic will not be addressed in the forthcoming EIR.

Threshold II.e: Less Than Significant Impact. As discussed in Thresholds II.a through II.d, above, the Project site does not contain any “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance” and there are no active Williamson Act contracts within the City (GP EIR, p. 5.2-5). Further, the site is not designated as nor does it contain forest lands. Thus, the Project does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Conditions of Approval: None

Mitigation Measures: None

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: CARB 2005; SCAQMD 2008; and SCAQMD 2017

Applicable General Plan Policies

- Goal OSC-9: Reduced impacts to air quality at the local level by minimizing pollution and particulate matter.
 - Policy OSC-9.1: Meet state and federal clean air standards by minimizing particulate matter emissions from construction activities.
 - Policy OSC-9.2: Buffer sensitive land uses, such as residences, schools, care facilities, and recreation areas from major air pollutant emission sources, including freeways, manufacturing, hazardous materials storage, wastewater treatment, and similar uses.
 - Policy OSC-9.3: Comply with regional, state, and federal standards and programs for control of all airborne pollutants and noxious odors, regardless of source.
 - Policy OSC-9.4: Support the Riverside County Regional Air Quality Task Force, the Southern California Association of Government's Regional Transportation Plan/Sustainable Communities Strategy, and the South Coast Air Quality Management District's Air Quality Management Plan to reduce air pollution at the regional level.
 - Policy OSC-9.5: Comply with the mandatory requirements of Title 24 Part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building and Energy Efficiency Standards.

Analysis of Project Effect and Determination of Significance

Threshold III.a: Potentially Significant Impact. The City of Menifee is located within the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD has prepared an Air Quality Management Plan (AQMP) for the Basin to establish a comprehensive program to lead the Basin into compliance with all federal and state air quality standards, which was most recently updated in May 2017 (SCAQMD 2017). The control measures and related emission reduction estimates included in the AQMP are based on emissions projections for a future development scenario derived from land use, population, and employment estimates defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed and the project would not conflict with implementation of such a plan.

The proposed Project includes a Specific Plan (the MVSP) to allow for residential, retail-mixed use, office park, civic, open space – conservation and open space - recreation. Thus, it is not possible to determine if the Project conflicts with or obstructs implementation of the applicable AQMP without further analysis. Therefore, the Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Threshold III.b: Potentially Significant Impact. The portion of the Basin within which the Project site is located is designated as a non-attainment area for ozone, particulate matter less than 10 microns in diameter (PM-10), and particulate matter less than 2.5 microns in diameter (PM-2.5) under both state and federal standards (SCAQMD 2017, pp. 82-85). SCAQMD considers the thresholds for project-specific impacts and cumulative impacts to be the same. Air quality impacts can be described in a short- and long-term perspective. Short-term impacts occur during site preparation and Project construction, whereas long-term impacts are associated with Project operation. The Project's short-term and long-term emissions will be evaluated using the industry standard California Emissions Estimator Model (CalEEMod, v. 2016.3.2) air quality modeling software and analyzed for compliance with SCAQMD regional significance thresholds. Therefore, it is not possible to determine the severity of Project-related air quality impacts at this time and the Project may result in a potentially significant impact. This topic will be addressed in the forthcoming EIR.

Threshold III.c: Potentially Significant Impact. Air Quality impacts to sensitive receptors can be analyzed via Localized Significance Thresholds (LST) analysis, which is recommended, but not required, by SCAQMD. LSTs are applicable to nitrogen oxides (NO_x), carbon monoxide (CO), particulate matter less than 10 microns (PM-10), as well as particulate matter less than 2.5 microns (PM-2.5) and represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard on sensitive receptors (SCAQMD 2008, pp. 1-1 – 1-2). Sensitive receptors include residential uses, school playgrounds, childcare facilities, athletic facilities, hospitals, retirement homes, and convalescent homes (CARB 2005, p. 2-1). Therefore, Localized air quality impacts may be potentially significant during construction of the proposed Project, which requires further analysis which will be completed and addressed in the forthcoming EIR.

Threshold III.d: Less Than Significant Impact. The human nose is the best means of determining the strength of an odor; however, not all people are equally sensitive nor do they always agree about the severity of an odor once detected. Therefore, precise documentation of the strength and nature of an odor is generally unavailable. It is anticipated that the major potential sources of odor from the proposed Project would occur during construction, particularly from construction equipment exhaust. However, this impact would be limited to the immediate vicinity of the Project site and short-term in duration. The area immediately surrounding the Project site is dominated by vacant land to the north across SR-74; Heritage High School to the northeast; an SCE service center to the northwest; electrical substation to the west; vacant land and residential subdivision to the east; inactive railroad, the Heritage Lakes residential subdivision, and vacant land to the south; and vacant land to the southeast. Sensitive receptors in the immediate Project site vicinity include Heritage High School to the northeast and surrounding residential uses to the east and south of the Project site.

Additionally, the California Air Resources Board (CARB) has developed an Air Quality and Land Use Handbook to outline common sources of odor complaints, including: sewage treatment plants, landfills, recycling facilities, and petroleum refineries (CARB 2005, p. 2-2). The proposed Project includes residential, retail-mixed use, office park, civic, open space-conservation and open space-recreation uses which are not included on CARB's list of facilities that are known to generate odors. Further, odor intensity decreases as distance from the source increases because it allows fresh air to mix with the odors. Thus, the proposed Project will not result in odors adversely affecting a substantial number of people because the odor impacts during construction will be limited to the immediate vicinity of the Project site and short-term. Odor impacts during Project operation will be minimal because the land uses proposed on the Project

site are not included on CARB's list of facilities that are known to be prone to generate odors. Therefore, impacts will be less than significant. This issue will not be addressed in the forthcoming EIR.

Conditions of Approval: Will be addressed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: GP; MMC 9.86; and RCA 2018

Applicable General Plan Policies

- Goal OSC-8: Protected biological resources, especially sensitive and special status wildlife species and their natural habitats.
 - Policy OSC-8.1: Work to implement the Western Riverside County Multiple Species Habitat Conservation Plan in coordination with the Regional Conservation Authority.
 - Policy OSC-8.2: Support local and regional efforts to evaluate, acquire, and protect natural habitats for sensitive, threatened, and endangered species occurring in and around the City.
 - Policy OSC-8.4: Identify and inventory existing natural resources in the City of Menifee.
 - Policy OSC-8.5: Recognize the impacts new development will have on the City's natural resources and identify ways to reduce these impacts.

- Policy OSC-8.7: Manage the recreational use of the City's unimproved open space areas for compatibility with sensitive biological resources as well as MSHCP Conservation Areas.
- Policy OSC-8.8: Implement and follow MSHCP goals and policies when making discretionary actions pursuant to Section 13 of the Implementing Agreement.

Analysis of Project Effect and Determination of Significance

Threshold IV.a: Potentially Significant Impact. The proposed Project is located in the Harvest Valley / Winchester Area Plan of the Multiple Species Habitat Conservation Plan (MSHCP), which was adopted to preserve a half-million acres throughout Western Riverside County for protection of 146 native species of plants, birds, and animals. The MSHCP Conservation Summary Generator indicates the Project site is not located within an MSHCP Criteria Area Cell, Group, or Linkage Area. Therefore, conservation of the Project site is not required pursuant to the MSHCP (RCA 2018). The Project site is undeveloped and has the potential to support listed or threatened species. Hence, a Biological Resource Assessment with MSCHP Consistency Analysis will be prepared for and incorporated into the Project's EIR to document existing biological resources at the Project site. It is not possible to determine the impact without the Biological Resource Assessment and MSHCP Consistency Analysis. Therefore, pending this analysis, the Project may result in potentially significant impacts so this topic will be addressed in the forthcoming EIR.

Threshold IV.b: Potentially Significant Impact. The Project may have the potential to impact riverine/riparian habitat or other sensitive natural communities regulated by California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Services (USFWS). Further analysis is needed to determine this impact, which will be completed for the Project's EIR. Therefore, the Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Threshold IV.c: Potentially Significant Impact. Per the USGS Map (see **Figure 3**), the Project site does not have any blueline streams. However, the forthcoming Biological Resource Assessment will review the site for jurisdictional areas. Therefore, the Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Threshold IV.d: Less Than Significant Impact. The Project site is not located within a MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area (RCA 2018). Further, the Project site is not located adjacent to extensive native open space habitats and does not represent a wildlife travel route, crossing or regional movement corridor between large open space habitats. The Project site is bordered by SR-74 to the north and residential, utility, and disturbed/developed lands on the east, west and southern boundaries. Thus, the proposed Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the Project is not located on or near any wildlife pathway, and surrounding uses are already not conducive to wildlife movement. Therefore, impacts to wildlife movement will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold IV.e: Less Than Significant Impact. The Project site is currently being used for agricultural farming and contains areas of tilled soil, low lying agricultural vegetation, telephone poles, watering equipment, dirt roads and disturbed washes and depressions. There are no oak or mature trees documented within or adjacent to the Project site. Thus, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as the City of Menifee's Tree Preservation Ordinance (MMC 9.86). Thus, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, including a tree preservation policy or ordinance because the Project does not have any mature trees on the Project site and thus does not conflict with MMC 9.86. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold IV.f: Potentially Significant Impact. As discussed in Threshold IV.a, above, the proposed Project is located within the Harvest Valley / Winchester Area Plan of the MSHCP but is not located within an MSHCP Criteria Area Cell, Group, or Linkage Area (RCA 2018). Regardless, a Biological Resource Assessment with MSCHP Consistency Analysis will be prepared to document to existing biological resources at the Project site. It is not possible to determine the severity of impacts without these analyses. Therefore, the Project may result in potentially significant impacts so this topic will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: AE-A; CHSC 7; and CPRC 5097.98

Applicable General Plan Policies:

- Goal OSC-5: Archaeological, historical, and cultural resources that are protected and integrated into the City's built environment.
 - Policy OSC-5.1: Preserve and protect archeological and historic resources and cultural sites, places, districts, structures, landforms, objects and native burial sites, traditional cultural landscapes and other features, consistent with state law and any laws, regulations or policies which may be adopted by the city to implement this goal and associated policies.
 - Policy OSC-5.3: Preserve sacred sites identified in consultation with the appropriate Native American tribes whose ancestral territories are within the city, such as Native American burial locations, by avoiding activities that would negatively impact the sites, while maintaining the confidentiality of the location and nature of the sacred site.
 - Policy OSC-5.4: Establish clear and responsible policies and best practices to identify, evaluate, and protect previously unknown archeological, historic, and cultural sites, following applicable CEQA and NEPA procedures and in consultation with the appropriate Native American tribes with ancestral territories within the City.

Analysis of Project Effect and Determination of Significance

Threshold V.a: Less Than Significant Impact. A *Cultural Resource Assessment* was prepared by Applied Earthworks (AE) in May 2019 (AE-A), in accordance with Section 106 of the National Historic Preservation Act (NHPA) and CEQA for the Project's Area of Potential Effects (APE). The APE is defined as the geographic area in which the Project has the potential to directly or indirectly cause alterations to historic properties. The APE for this Project consists of the approximately 594 acre Project site. In addition, AE included a "Study Area" which includes a one mile radius beyond the APE. To determine the Project's potential for impacts to non-Native American historic resources, AE performed an archaeological literature and records search at Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) on the Study Area.

Results of the records search identified that 56 cultural resource investigations have been conducted within the Study Area between 1975 and 2015; one of which was conducted in the year 2000 and included 100 percent of the Project site. Amongst all the investigations conducted within the Study Area, a number of historic archaeological resources have been recorded including homestead sites, water-related features, refuse deposits, and two built-environment resources (a single-family residence and the San Jacinto Valley Railway). However, no National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) eligible cultural resources, California Historic Landmarks, or California Points of

Historic Interest have been recorded or listed within Project site. One previously recorded cultural resource located on the north slope of a large rock outcrop northwest of the intersection of Matthews and Briggs Roads on the Project site, was identified by a previous study conducted in 2000. However, no prehistoric artifacts were observed on the ground surface in the vicinity of these bedrock milling features. A series of five shovel test pits (STPs) and a test unit were excavated around the two bedrock outcrops to assess the potential for subsurface archaeological deposits. The STPs and test unit were excavated to a depth of 30 cm at which point very compact subsoil was encountered. No prehistoric artifacts were recovered as a result of the test excavations. Based on the findings of the subsurface testing, it was concluded that the site did not meet the criteria for listing on the NRHP and the CRHR, so was not considered significant according to CRHR criteria or the County of Riverside guidelines. (AE-A, pp. 38-39). Historic map research was also conducted to provide information on historical land-use practices in the area. A review of historical maps indicates that the only feature of historical interest depicted within the APE is an east-west running road situated along the Section 13 and 24 boundary line on the Murrieta 15' topographic quadrangle map. Further, the Elsinore 30' USGS topographic quadrangle depicts the San Jacinto & Pleasant Valley Company Canal within the vicinity of the Project vicinity. However, it appears that the canal does not extend into the APE. (AE-A, p. 45). Thus, based on a review of historic maps, there are no historical features located within the Project site.

While there may be non-Native American cultural resources located within the Study area, there are none identified within the Project site. Thus, the proposed Project will not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5, because no NRHP or CRHR eligible cultural resources, California Historic Landmarks, or California Points of Historic Interest have been recorded or are listed within the Project site. Therefore, impacts will be less than significant. This will not be addressed in the forthcoming EIR.

Threshold V.b: Less Than Significant Impact. As stated in response V.a above, 56 cultural resource investigations have been conducted within the Study Area between 1975 and 2015; one of which was conducted in 2000 and included 100 percent of the Project site. Additionally, an intensive pedestrian survey of the APE was performed by AE between June 1 and 10, 2016 and on May 24, 2018. This field survey resulted identification of two resources: 1) the re-identification of the previously recorded bedrock milling site (CA-RIV-3429) along with additional bedrock milling features that had not been previously documented; and 2) a newly identified sparse scatter of flaked stone artifacts (CA-RIV-12345).

CA-RIV-3429 is located in the southernmost portion of the APE on the north slope of a rocky granitic knoll immediately north of Case Road. It was originally recorded in 2000 as a 14 x 4 meter bedrock milling site with three grinding slicks on two bedrock outcroppings. AE-A identified previously unrecorded additional bedrock milling features and grinding slicks, totaling approximately 45 x 30 meters in size with six outcrops and nine grinding slicks. Evidence of natural weathering and exfoliation was observed on the bedrock outcrops and milling features that compose CA-RIV-3429. Although the site area does not appear to have been subject to a high degree of disturbance, developments in the immediate area have impacted the general setting of CA-RIV-3429. The areas north of the site contain agricultural fields with a railroad, roadway, and large residential development located to the south. (AE-A, pp. 50-52).

CA-RIV-12345 is located within a plowed field in the southwestern portion of the APE approximately 130 meters north of Case Road. Measuring 27 x 21 meters, CA-RIV-12345 consists of a very sparse scatter of flaked stone materials. Eight artifacts (one biface fragment and seven pieces of lithic debitage) were identified within the site area. CA-RIV-12345 displays a high level of disturbance. The site is located within an active agricultural field. As such, it is likely that plowing/disking activities have likely moved the artifacts, and may have damaged the artifacts to some extent. (AE-A, pp. 52 - 54).

To better define the vertical limits of these two archaeological resources, an Extended Phase I testing program was conducted by AE on June 20 and 21, 2016. However, no subsurface cultural materials were

recovered from either CA-RIV-3429 or CA-RIV-12345 during the test excavations (AE-A, p. iv). The report concluded neither resource to be considered a significant non-Native American cultural resource (AE-A, p. 62). Significance is determined by whether the aforementioned resources meet the criteria for listing on the NRHP or the CRHR. In order for a cultural resource to be considered significant, the resource must meet one or more of NRHP Criteria A-D, or one or more of CRHR Criteria 1-4 (AE-A, pp. 4-5, 57).

NRHP Criteria A-D: The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important to prehistory or history.

CRHR Criteria 1-4:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
4. Has yielded, or may be likely to yield, information important in prehistory or history.

CA-RIV-3429 does not meet any of the NRHP and CRHR criteria. CA-RIV-3429 is not associated with events that have made a significant contribution to the broad patterns of history and therefore is not recommended as eligible for listing under Criterion A/1. It is not associated with the lives of persons significant in the past and therefore is not recommended as eligible for listing under Criterion B/2. It also does not embody the distinctive characteristics of a type, period, or method of construction, and thus is not recommended eligible under Criterion C/3. The absence of artifacts and chronologically indicative material indicates that the site is not likely to yield any additional information that can address research issues related to chronology, technology, and settlement organization and land use. Furthermore, the shallowness of the grinding features makes it unlikely that specialized protein and starch residue analyses will produce positive results with which to obtain data on subsistence behavior. Thus, CA-RIV-3429 lacks potential to provide important new information about local or regional prehistory. For these reasons, the site is not considered significant under NRHP/CRHR Criterion D/4. Thus, CA-RIV-3429 is not considered significant by the NRHP and CRHR (AE-A, pp. 59-60).

CA-RIV-12345 does not meet any of the NRHP and CRHR criteria. This site is not associated with events that have made a significant contribution to the broad patterns of California's history and therefore is not recommended as eligible to the NRHP/CRHR under Criterion A/1. It is not associated with the lives of persons significant in the State's past and therefore is not recommended as eligible for listing on the CRHR under Criterion D/2. It also does not embody the distinctive characteristics of a type, period, or method of construction, and thus is not recommended eligible under Criterion C/3. CA-RIV-12345 consists of a small flaked stone assemblage containing one biface fragment and seven pieces of lithic debitage. The artifacts are not temporally diagnostic, and no organic material suitable for radiocarbon dating or other chronologically indicative material was found. The lack of chronological control, low quantity of artifacts, and lack of assemblage diversity mean that temporal or cultural components cannot be defined at the site. Thus, the site lacks potential to provide important new information about local or regional prehistory. For these reasons, the site is not considered significant under NRHP/CRHR Criterion D/4. Thus, CA-RIV-12345 is not considered significant by the NRHP and CRHR. (AE-A, p. 61). Further, this resource lies within Planning Area 14 designated as Open Space-Conservation which will not be utilized for development. Thus, the proposed Project will not cause a substantial adverse change in the significance

of a non-Native American archaeological resource pursuant to § 15064.5 because the Project site does not have any significant resources. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold V.c: Less Than Significant Impact. The Project site is not located on any known cemetery (AE-A, p. 62). The proposed Project is not expected to disturb any human remains, including those interred outside of formal cemeteries. In the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately, pursuant to California Health & Safety Code Section 7050.5 (CHSC 7) and California Public Resource Code Section 5097.98 (CPRC 5097.98). Therefore, impacts will be less than significant. This issue will not be discussed in the forthcoming EIR.

Conditions of Approval: The City maintains general conditions of approval in regards to cultural resources that are applicable to this Project. These general conditions of approval address the following issues:

- Encountering human remains
- Non-disclosure of location reburials
- Inadvertent archeological finds
- Cultural resources disposition
- Conditions to be met prior to grading permit issuance:
 - Retaining a qualified archaeologist
 - Native American monitoring from the Pechanga Band of Luiseño Indians
 - Native American monitoring from the Soboba Band of Luiseño Indians
- Conditions to be met prior to final occupancy:
 - Phase III and IV of an Archeology Report

Mitigation Measures: None

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GP EIR

Applicable General Plan Policies:

- Goal OSC-4: Efficient and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.
 - Policy OSC-4.1: Apply energy efficiency and conservation practices in land use, transportation demand management, and subdivision and building design.
 - Policy OSC-4.2: Evaluate public and private efforts to develop and operate alternative systems of energy production, including solar, wind, and fuel cell.
 - Policy OSC-4.3: Advocate for cost-effective and reliable production and delivery of electrical power to residents and businesses throughout the community.
- Goal OSC-9: Reduced impacts to air quality at the local level by minimizing pollution and particulate matter.
 - Policy OSC-9.5: Comply with the mandatory requirements of Title 24 Part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building and Energy Efficiency Standards.
- Goal OSC-10: An environmentally aware community that is responsive to changing climate conditions and actively seeks to reduce local greenhouse gas emissions.
 - Policy OSC-10.1: Align the City's local GHG reduction targets to be consistent with the statewide GHG reduction target of AB 32.
 - Policy OSC-10.2: Align the City's long-term GHG reduction goal consistent with the statewide GHG reduction goal of Executive Order S-03-05.
 - Policy OSC-10.3: Participate in regional greenhouse gas emission reduction initiatives.
 - Policy OSC-10.4: Consider impacts to climate change as a factor in evaluation of policies, strategies, and projects.
- Goal C-1: A roadway network that meets the circulation needs of all residents, employees, and visitors to the City of Menifee.
 - Policy C-1.5: Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.
- Goal C-4: Diversified local transportation options that include neighborhood electric vehicles and golf carts.
 - Policy C-4.1: Encourage the use of neighborhood electric vehicles and golf carts instead of automobiles for local trips.

Analysis of Project Effect and Determination of Significance

Threshold VI.a: Potentially Significant Impact. The proposed Project includes a Specific Plan (the MVSP) to allow for residential, retail-mixed use, office park, civic, open space-conservation and open space-recreation. It is not possible to determine if the Project conflicts with or obstruct implementation of

the applicable air quality plan without further analysis at this time. Therefore, the Project may result in a potentially significant impact and this topic will be addressed in the forthcoming EIR.

Threshold VII.b: Potentially Significant Impact. The Project's compliance with state and local plans for renewable energy or energy efficiency cannot be determined without an analysis of the Project's energy consumption, which is not yet available. Therefore, pending this analysis, the Project may result in potentially significant impacts so this topic will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: AE-B; CCR 24; CPRC 5097.98; DOC; GP; LGC; and RCIT

Applicable General Plan Policies

- Goal S-1: A community that is minimally impacted by seismic shaking and earthquake-induced or other geologic hazards.
 - Policy S-1.1: Require all new habitable buildings and structures to be designed and built to be seismically resistant in accordance with the most recent California Building Code adopted by the City.
- Goal S-2: A community that has used engineering solutions to reduce or eliminate the potential for injury, loss of life, property damage, and economic and social disruption caused by geologic

hazards such as slope instability; compressible, collapsible, expansive or corrosive soils; and subsidence due to groundwater withdrawal.

- Policy S-2.1: Require all new developments to mitigate the geologic hazards that have the potential to impact habitable structures and other improvements.
- Policy S-2.2: Monitor the losses caused by geologic hazards to existing development and require studies to specifically address these issues, including the implementation of measures designed to mitigate these hazards, in all future developments in these areas.
- Policy S-2.3: Minimize grading and modifications to the natural topography to prevent the potential for man-induced slope failures.
- Policy S-2.4: Manage the groundwater resources in the area to prevent overdrafting of the aquifers, which in turn could result in regional subsidence.

Analysis of Project Effect and Determination of Significance

Threshold VII.a.i: Less Than Significant Impact. A *Preliminary Geotechnical Evaluation and Design Recommendations* has been prepared by LGC Geotechnical, Inc. dated May 25, 2018 (LGC). There are no Alquist-Priolo Earthquake Faults within the City of Menifee and no active earthquake faults crossing the Project site (LGC, p. 10). The nearest active fault line is the Casa Loma Fault/San Jacinto Fault located approximately 7.5 miles northwest of the site (DOC). Although seismic activity is known to exist throughout Southern California that may indirectly cause impacts, there are no known faults through or near the site that would result in substantial direct effects, per the Project site's geotechnical investigation (LGC, p. 10). Regardless, the Project will be designed to meet or exceed the seismic safety standards set forth in the current California Building Codes. Thus, the Project will not directly or indirectly cause potential substantial adverse effects due to a known earthquake fault because there are no active earthquake faults crossing the Project site, and the Project design will be required to meet all seismic safety standards. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.a.ii: Less Than Significant Impact. As discussed in Threshold VI.a.i, above, there are no active faults crossing the Project site, and potential for ground rupture as a result of faulting is considered very low (LGC, p. 16). However, there are faults outside of the City of Menifee that could cause seismic ground shaking on the Project site (LGC, pp. 10, 16). The Project will be designed to meet or exceed the seismic safety standards set forth in the current California Building Codes. Thus, the Project will not result in significant impacts due to strong seismic ground shaking. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.a.iii: Less Than Significant Impact. Liquefaction occurs when soils behave similarly to a fluid when seismic ground-shaking occurs. Three conditions are typically present when liquefaction occurs on a site: shallow groundwater, low density non-cohesive (granular) soils, and high-intensity ground motion (LGC p. 11). In particular, liquefaction is more likely to occur when the underlying water table is 50 feet or less below the surface (GP EIR, p.5.6-11). Based on the Project's geotechnical analysis, the Project site has a high groundwater depth of 33 to 40 feet below the existing ground surface (LGC, pp. 9-10, 16). However, the geotechnical investigation conducted testing of the liquefaction potential, and the results of this testing concluded that the site is not susceptible to liquefaction because of the dense to very dense nature of the soil on the Project site (LGC, p. 11). Further, as shown on the Riverside County *Map My County* online GIS database, the Project site is located within an area of low and moderate liquefaction potential (RCIT). The GP EIR also illustrates that the site is not located in an area where local geological and groundwater conditions suggest a potential for liquefaction (see GP EIR, Figure 5.6-3). Thus, Project site will not result in impacts from seismic-related ground failure, including liquefaction because the potential for low liquefaction is low. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.a.iv: Less Than Significant Impact. Conditions contributing to such landslides include high earthquake potential; rapid uplift and erosion resulting in steep slopes and deeply incised canyons; highly fractured and folded rock; and rock with inherently weak components, such as silt or clay layers. As shown in the City's GP EIR, the Project site is not located within an area where local topographic and geologic conditions suggest the potential for earthquake-induced landslides, except for a small southeastern portion of the Project site (GP EIR, Figure 5.6-3). The geotechnical report completed for this Project found that proposed development in the area is outside of the limits of the areas mapped as potentially susceptible to earthquake-induced landslides and therefore beyond the influence of such an event. The geotechnical report also agreed with the conclusions of the City's GP EIR that the remainder of the Project site (which is considered the proposed development area) consists of flat alluvial deposits that are not susceptible to landslides (LGC, pp. 13-14, 16). Thus, the Project does not have potential for landslides because of the location and the flat nature of the majority of the site. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.b: Less Than Significant Impact. Construction activities have the potential to result in soil erosion or the loss of topsoil. However, erosion will be addressed through the implementation of existing State and Federal requirements, and will be minimized through compliance with standard erosional control practices and National Pollutant Discharge Elimination System (NPDES) general construction permit which requires that a storm water pollution prevention plan (SWPPP) be prepared prior to construction activities and implemented during construction activities. The preparation of a SWPPP will identify Best Management Practices (BMPs) to address soil erosion. Upon compliance with these standard regulatory requirements, the proposed Project is not anticipated to result in substantial soil erosion or the loss of topsoil. Thus, the proposed Project is not anticipated to result in substantial soil erosion or the loss of topsoil because it will be required to comply with the standard regulatory requirements of the NPDES, requiring a SWPPP with identified BMPs. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.c: Less Than Significant Impact. Impacts related to liquefaction and landslides at the Project site are less than significant as discussed above in Thresholds VI.a.iii and VI.a.iv, respectively. Liquefaction in soils can result in ground failure, including lateral spreading. Thus, the potential for lateral spreading at the Project site is also low. The Project site does not contain ground materials that would be susceptible to liquefaction, including: the density of the soil, grain-size distributed throughout the soil and the groundwater conditions (LGC, p. 11). As discussed in greater detail in Threshold VII.a.iv, due to the development location and mostly flat topography of the Project site, landslides do not present a significant hazard (LGC, pp. 13-14). Collapsible soils typically occur in areas with young and very young alluvial sediments due to their low density, rapid deposition in alluvial fans, and the generally dry condition of their upper soils; however, the Project site is located in an area with old alluvial deposits (GP EIR, Figure 5.6-4). Further, the Project site soils are anticipated to have a "Low" expansion potential. Final expansion potential of site soils should be determined at the completion of grading (LCG, p.14). The proposed Project will be developed pursuant to the most recent versions of the Uniform Building Code and the California Building Code (CCR 24). Further, implementation of the geotechnical report's recommendations regarding how to prepare the soil during construction will further reduce the potential for future settlements including shrinkage and subsidence (LGC, pp.14, 18-24). Thus, the Project will not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse because it is no located on soil that is unstable, or that would become unstable as a result of the Project, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Further, the Project will be designed in compliance with the current Building Codes and be required to comply with LCG's recommendations. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.d: Less Than Significant Impact. Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. Soils in parts of the City may be expansive: valley and canyon areas and weathered old alluvial fan deposits. Development of projects pursuant to the GP would require

subsurface geotechnical exploration and testing and compliance with recommendations in project geotechnical investigation reports (GP EIR, p. 5.6-29). The recommendations in the geotechnical investigation related to expansive soils include foundation design parameters that resist expansive soils (LGC pp. 24-26). Thus, the Project will not create substantial direct or indirect risks to life or property because it will be required to comply with LCG's recommendations for expansive soils. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.e: No Impact. The Project will connect to the City's wastewater treatment system and no septic tank or alternative waste water system will be used at the Project site. Therefore, no impact is anticipated and this topic will not be addressed in the forthcoming EIR.

Threshold VII.f: Less Than Significant Impact. As discussed in the City's GP EIR, "demolition, land clearing, grading, and construction activities of projects approved pursuant to the approved General Plan would be required to comply with South Coast Air Quality Management District Rules 403 and 403.2 regulating fugitive dust emissions, thus minimizing wind erosion from such ground disturbing activities" and construction activities would not generate substantial soil erosion (GP EIR, p. 5.6-28). Once operational, the Project will primarily be paved and developed with structures. There will be no large, undeveloped areas. Open space that is to remain undeveloped for conservation purposes is either already vegetated. All other open space areas will be landscaped. Thus, for these reasons, the site will not be subject to wind erosion or blowing sand, either on- or off-site. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold VII.g: Less Than Significant Impact. A *Paleontological Resource Assessment* was prepared by Applied Earthworks in May 2019 (AE-B). The Project site is located in an area identified as an area of high paleontological sensitivity by the GP (GP, Figure OSC-4). AE-B was conducted in order to comply with the GP, CEQA criteria and Public Resource Code Section 5097.5 (CPRC 5097.98). The purpose of this paleontological resource assessment is to: 1) identify the geologic units within the Project area; 2) assess their paleontological resource potential (i.e., "sensitivity"); 3) evaluate whether the Project has the potential to adversely impact scientifically significant paleontological resources; and 4) provide Project-specific mitigation measures to be implemented during Project development (as necessary). This assessment included a literature and records search for paleontological resources in the Project area, as well as a field survey of the Project site for these resources. (AE-B, p. 1, 5-6).

The literature and records search indicated at least two previously documented fossil localities have been reported in nearby Riverside County (not on the Project site) within geologic units that are similar to those that underlie the Project area, specifically Cretaceous plutonic igneous rocks and Quaternary alluvial fan deposits. However, there are no records of paleontological resources within the Project boundaries, and the field survey did not find any resources. (AE-B, pp. 18-21). Due to the geologic unit similarities on the Project site to areas within the surrounding Riverside County that have documented fossil localities, AE found the Project site has a high paleontological resource potential, and therefore the likelihood of impacting scientifically significant vertebrate fossils as a result of Project development is high (AE-B, pp. 18-21). However, the City maintains general conditions of approval with respect to inadvertent paleontological finds that are applicable to this Project which will reduce potential impacts to paleontological resources. Thus, because the proposed Project will be required to comply with standard conditions of approval, it will not directly or indirectly destroy a unique paleontological resource or site or unique geologic features. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Conditions of Approval: The Project will be required to comply with all recommendations in the Project-specific Geotechnical Report, dated May 2018.

The City maintains general conditions of approval in regards to paleontological resources that are applicable to this Project. These general conditions of approval address the **Inadvertent Paleontological Find**. Should fossil remains be encountered during site development:

- All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- The paleontologist shall determine the significance of the encountered fossil remains.
- Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum⁵ repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.

Mitigation Measures: None

⁵ The City of Menifee must be consulted on the repository/museum to receive the fossil material prior to being curated.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GP EIR

Applicable General Plan Policies

- Goal OSC-4: Efficient and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.
 - Policy OSC-4.1: Apply energy efficiency and conservation practices in land use, transportation demand management, and subdivision and building design.
 - Policy OSC-4.2: Evaluate public and private efforts to develop and operate alternative systems of energy production, including solar, wind, and fuel cell.
- Goal OSC-10: An environmentally aware community that is responsive to changing climate conditions and actively seeks to reduce local greenhouse gas emissions.
 - Policy OSC-10.1: Align the City's local GHG reduction targets to be consistent with the statewide GHG reduction target of AB 32.
 - Policy OSC-10.2: Align the City's long-term GHG reduction goal consistent with the statewide GHG reduction goal of Executive Order S-03-05.
 - Policy OSC-10.3: Participate in regional greenhouse gas emission reduction initiatives.
 - Policy OSC-10.4: Consider impacts to climate change as a factor in evaluation of policies, strategies, and projects.

Analysis of Project Effect and Determination of Significance

Threshold VIII.a: Potentially Significant Impact. The forthcoming EIR will address greenhouse gas emissions (GHG) from the proposed Project using the CalEEMod software estimated GHG emissions from fuel usage by construction equipment and construction-related activities, such as construction worker trips. It is not possible to determine the severity of impacts before this analysis is completed. Therefore, Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR. GHG emissions from the Project's operation (long-term emissions) will also be analyzed and the results included in the forthcoming EIR.

Threshold VIII.b: Potentially Significant Impact. The City has not yet adopted a qualified GHG reduction plan; however, the City has outlined several GHG reduction policy and implementation strategies in its GP (GP EIR, Table 5.7-9). The Project will be analyzed to determine if there are any conflicts with applicable plans or policies. Therefore, the Project may result in a potentially significant impact so this will be discussed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: CALFIRE; CCR 8; CCR 13; CCR 22; CCR 24; CCR 26; CFR; CGC; CHSC 20; GP; GP EIR; LAI; MARB; PVA; and SCAQMD 2008

Applicable General Plan Policies

- Goal LU-4: Ensure development is consistent with the Riverside County Airport Land Use Compatibility Plan.
 - Policy LU-4.1: Ensure that land use decisions within the March Air Reserve Base and Perris Valley Airport areas of influence are consistent with applicable Airport Land Use Compatibility Plans. Comply with State law regarding projects subject to review by the Riverside County Airport Land Use Commission.
 - Policy LU-4.2: Ensure that development proposals within the March Air Reserve Base and Perris Valley Airport areas of influence fully comply with the permit procedures specified in Federal and State law, with the referral requirements of the Airport Land Use Commission (ALUC), and with the conditions of approval imposed or recommended by the Federal Aviation Administration and ALUC, such as land use compatibility criteria,

including density, intensity, and coverage standards. This requirement is in addition to all other City development review requirements.

- Goal S-5: A community that has reduced the potential for hazardous materials contamination.
 - Policy S-5.1: Locate facilities involved in the production, use, storage, transport, or disposal of hazardous materials away from land uses that may be adversely impacted by such activities and areas susceptible to impacts or damage from a natural disaster.
 - Policy S-5.2: Ensure that the fire department can continue to respond safely and effectively to a hazardous materials incident in the City, whether it is a spill at a permitted facility, or the result of an accident along a section of the freeway or railroads that extend across the City.
- Goal S-6: A City that responds and recovers in an effective and timely manner from natural disasters such as flooding, fire, and earthquakes, and as a result is not impacted by civil unrest that may occur following a natural disaster.
 - Policy S-6.1: Continuously review, update, and implement emergency preparedness, response, and recovery plans that make the best use of the City- and county-specific emergency management resources available.
 - Policy S-6.3: Work with the Riverside County Airport Land Use Commission to strengthen the City's disaster preparedness, response, and recovery program in accordance with the Airport Land Use Plans for March Air Reserve Base and Perris Valley Airport.

Analysis of Project Effect and Determination of Significance

Threshold IX.a: Less Than Significant Impact. The Project consists of residential, retail-mixed use, office park, civic, and open space land uses, which typically have limited use for potentially hazardous materials in their operation (typical materials include household cleaners, household waste, commercial retail/restaurant waste, etc.). No land uses that typically use hazardous materials in their operation are planned for the Project, such as industrial uses. Generation of hazardous materials for proposed land uses would be typical of the proposed uses, therefore, hazardous materials would not be generated in large quantities and less than significant.

Construction of the proposed Project may involve some transport, use, and disposal of hazardous materials and waste such as fuels and lubricants for construction machinery and architectural coating materials. Routine construction control measures and best management practices for hazardous materials storage, use, and disposal would reduce potential short-term impacts to less than significant. The transportation and storage of hazardous materials, such as fuels, cleaning solvents or pesticides that could occur in conjunction with project construction or operations, or along roadways near the Project, could result in accidental spills, leaks, toxic releases, fires, or explosions. Hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance with Title 49 of the Code of Federal Regulations (Hazardous Materials Transportation Act - CFR). California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title 13, (motor vehicles – CCR 13) Title 8 (Cal/OSHA, CCR 8), Title 22 (Health and Safety Code, CCR 22), Title 26 (Toxics, CCR 26) of the California Code of Regulations, Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory – CHSC 20) and the California Building Code (CCR 24). Thus, Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials because it will be required to comply with all applicable federal and state laws related to the transportation, storage and response to upsets or accidents that may involve hazardous materials, would reduce the likelihood and severity of upsets and accidents during transit and storage. Therefore, impacts will be less than significant. This issue will not be discussed in the forthcoming EIR.

Threshold IX.b: Less Than Significant Impact. As noted in *Threshold IX.a.* above, the Project may involve the use of small amounts of hazardous materials during construction (Project operation will not use any significant amount of hazardous materials), but the uses will be short term in nature and comply with all applicable federal and state laws pertaining to the transport, use, disposal, handling, and storage of hazardous materials, including but not limited to Title 49 of the Code of Federal Regulations (CFR) and Title 13, (motor vehicles – CCR 13) Title 8 (Cal/OSHA, CCR 8), Title 22 (Health and Safety Code, CCR 22), Title 26 (Toxics, CCR 26) of the California Code of Regulations, and Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory, CHSC 20), which describes strict regulations for the safe transportation of hazardous materials. Thus, the Project will not create a hazard to the public or environment because it is not expected to result in the use or generation of large amounts of hazardous materials and is required to comply with the above applicable regulations. Therefore, impacts will be less than significant. This issue will not be addressed further in the forthcoming EIR.

Threshold IX.c: Less Than Significant Impact. The closest school site is Heritage High School, which is adjacent to the Project site located on the northeast corner at the corner of SR-74 and Briggs Road. The Project may involve the use, transport, and storage of hazardous materials associated with the Project site during Project construction, however operation of the Project operation would not include significant hazardous materials during Project operation, as discussed in *Threshold IX.b* above. The Project does not include stationary sources of hazardous waste emissions and is not anticipated attract a large number of mobile sources that may spend long periods of time idling at the site, such as warehouse/transfer facilities (SCAQMD 2008). The Project is not anticipated to emit hazardous emissions based on proposed uses. As discussed above in *Threshold IX.a.*, all new development is required to comply with the regulations, standards, and guidelines established by the federal, state, and local governments related to hazardous materials and the risk of exposure to hazardous emissions from hazardous or acutely hazardous materials, substances, or waste. Thus, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would create significant impacts even though there is a school within 0.25 mile of the site, because it is required to comply with existing regulations and no hazardous emissions are planned as part of the Project. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold IX.d: Less Than Significant Impact. In determining if a listed site is a potential environmental concern to the subject property, the following criteria can generally be used: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency. A Phase I Environmental Site Assessment was conducted by Leighton and Associates, Inc. (LAI) for this Project site in May 2018. As part of the this assessment, LAI consulted the following agencies or agency databases to determine if the Project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (CGC; LAI, pp. 10-12):

- Department of Toxic Substances Control (DTSC)
- Riverside County Environmental Health Department (RCEHD)
- National Pipeline Mapping System (NPMS)
- South Coast Air Quality Management District (SCAQMD)

Historically, the Project site was used for agricultural purposes from at least 1901 to present day, with no historic structures observed on the site. No structures, roads, or other improvements were observed on the Project site. Overhead powerlines were observed in the central, northwestern, and southern areas of the Project site. Hazardous substances, drums, or other chemical containers were not observed on the Project site, and there was no evidence of underground or aboveground storage tanks. Agricultural-related items were found throughout the site, including; standing irrigation water, irrigation piping, portable fertilizer tank and water pump as well as stockpiles of soil and manure. (LAI, pp. 21-22).

Further, the Project site was not identified in the Environmental Data Resources (EDR) database report nor were any offsite properties with potential to adversely impact Project site. A reconnaissance-level assessment of the site was conducted October 11, 2017. Overall, the Project site was not identified in the above-referenced databases reviewed by LAI (LAI, pp. 10-12). LAI concluded that, based on the former use of the Project site as agricultural land, there is the potential for impacts of metals (primarily arsenic) and organochlorine pesticides to near surface soil related to the historical and/or current application of the pesticides. Additionally, the aforementioned soil stockpiles of unknown origin that are located on the northwest portion of the Project site could have potential impacts. No off-site potential impacts were identified. However, while the Project site was used for agriculture uses and contains soil stockpiles of unknown origin, the City maintains general conditions of approval in regards to Environmental Cleanup Programs (ECP) that are applicable to this Project. If contamination or the presence of a naturally occurring hazardous material is discovered at the Project site, assessment, investigation, and/or cleanup shall be required.. Thus, the proposed Project will not it create a significant hazard to the public or the environment because the Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and the Project will be required to comply with City conditions of approval to assess, investigate, and cleanup the Project site should evidence of contamination be noted since the Project site. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold IX.e: Less Than Significant Impact. The Project site is about 9.7 miles southeast of the March Air Reserve Base (MARB) and is approximately 3.8 miles southeast of the Perris Valley Airport. The Project is within the MARB Land Use Compatibility Plan (MARB LUCP), and located within Compatibility Zone E, which has a low risk level and low noise impact (MARB, Table MA-1 and Compatibility Map). The Project is not within the Perris Valley's Airport Land Use Plan (PVA, Compatibility Map). Since the Project site is located in MARB's airport land use plan, the Project was reviewed as required by the Riverside County Airport Land Use Commission (ALUC) for a consistency determination. On May 22, 2019, ALUC determined the proposed Project to be consistent with the MARB LUCP. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold IX.f: Less Than Significant Impact. The Riverside County Fire Department Office of Emergency Services is responsible for planning for and managing emergency responses for the City; specifically, the Local Hazard Mitigation Plan includes assessments of the nature, locations, probabilities, and severities of a wide variety of hazards, as well as mitigation goals and strategies and action plans for reducing disaster risks. The Project site is currently vacant and does not provide access to evacuation routes or fire roads for the City's emergency response agencies, as there are no streets or other infrastructure on the Project site. Further, the City's GP Safety Element contains additional policies, shown above, for reducing potential losses from disasters and for emergency responses. The proposed Project will be required to comply with all applicable fire code requirements for construction and access to the site and as such, will be reviewed by the Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. This review will ensure that the Project will provide adequate emergency access to and from the site. Further, the City Engineer and the Fire Department will review any modifications to existing and proposed roadways to ensure that adequate emergency access and/or emergency response would be maintained. Thus, the proposed Project does not propose any changes that will impact the City's Emergency Preparedness Plan or the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan so will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because it will be required to comply with all applicable fire codes and will be reviewed by the Fire Department and City Engineer for compliance with emergency access and response requirements. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold IX.g: Less Than Significant Impact. The fire hazard of an area is typically based on a combination of several factors. These conditions include: 1) fuel loads, i.e. the type of fuel or vegetation

and its density and continuity; 2) topography, elevation and slope; 3) weather; 4) wildfire history; 5) dwelling density; and 6) existing local mitigation measures that help to reduce the area's fire hazard, such as fuel modification zones, fire-rated construction, and fire hydrants. Vegetation fires are not generally considered a significant hazard in the developed, relatively flat areas of the City because the low topographic relief and lack of fuel loads due to carefully maintained and regularly watered landscaping combined to mitigate the potential for wildland fires (GP EIR, p. 5.8-7). The Project site is within the developed, relatively flat area of the City and as shown in the City's GP, the Project site is not within a moderate, high, or very high fire hazard severity zone (GP, Figure S-6).

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (Cal Fire) to identify areas of Very High Fire Hazard Severity Zones within local responsibility areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities which quantifies the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. The Project site is located in a non-VHFHSZ LRA (CALFIRE), which is consistent with the GP determination that the Project site is not within a moderate, high, or very high fire severity zone (GP, Figure S-6). Furthermore, the Project will be constructed in compliance with the current California Fire Code as adopted by the Menifee Municipal Code to ensure that the building incorporates fire safety features in the unlikely event of risk from wildfire. Thus, the Project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires because the Project is not within an area with a high fire risk, and will comply with the fire code. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Conditions of Approval: The City maintains general conditions of approval in regards to Environmental Cleanup Programs (ECP) that are applicable to this Project. If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact the Riverside County Environmental Health – Environmental Cleanup Programs at (951) 955-8980, for further information.

Mitigation Measures: None

X. HYDROLOGY/WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EMWD UWMP; FIRM; FEMA; GP; GP EIR; SAF; and USGS

Applicable General Plan Policies

- Goal S-3: A community that is minimally disrupted by flooding and inundation hazards.
 - Policy S-3.1: Require that all new developments and redevelopments in areas susceptible to flooding (such as the 100-year floodplain and areas known to the City to flood during intense or prolonged rainfall events) incorporate mitigation measures designed to mitigate flood hazards.
 - Policy S-3.2: Reduce flood hazards in developed areas known to flood.
 - Policy S-3.4: Develop floodplains as parks, nature trails, equestrian parks, golf courses, or other types of recreational facilities or joint-use facilities that can withstand periodic inundation wherever feasible.
- Goal OSC-7: A reliable and safe water supply that effectively meets current and future user demands.

- Policy OSC-7.8: Protect groundwater quality by decommissioning existing septic systems and establishing connections to sanitary sewer infrastructure.
- Policy OSC-7.9: Ensure that high quality potable water resources continue to be available by managing stormwater runoff, wellhead protection, and other sources of pollutants.
- Policy OSC-7.10: Preserve natural floodplains, including Salt Creek, Ethanac Wash, Paloma Wash, and Warm Springs Creek, to facilitate water percolation, replenishment of the natural aquifer, proper drainage, and prevention of flood damage.
- Policy OSC-7.11: Ensure that natural and cultural resources are protected and avoided while still maintaining important water goals.

Analysis of Project Effect and Determination of Significance

Thresholds X.a-c: Potentially Significant Impacts. The proposed Project is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB). The SARWQCB sets water quality standards for all ground and surface waters within its region (GP EIR p. 5.9-11). Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (GP EIR p. 5.9-9 through 5.9-10). Water quality standards may be affected by the Project discharging sediment or other materials during construction as activities associated with the construction of the proposed Project would include excavation and site preparation, which may have the potential to release pollutants (e.g. oil from construction equipment) and silt off-site which could impact water quality. However, prior to the issuance of grading permits for the proposed project, the applicant would file a Notice of Intent with the SARWQCB indicating that the proposed project’s construction activities would be in compliance with the “conditions” of the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002). The primary condition of the Construction Activities General Permit would consist of a Storm Water Pollution Prevention Plan (SWPPP) which would include Best Management Practices (BMPs) to address soil erosion. With compliance with these standard regulatory requirements, the Project will not violate water quality standards or waste discharge requirements during construction.

For post-construction, a project-specific Water Quality Management Plan (WQMP) will be required that contains measures to treat all pollutants of concern (POC) and hydrologic conditions of concern, consistent with the approved WQMP developed in compliance with the City’s MS4 permit (GP EIR pp. 5.9-11 through 5.9-12, 5.9-17 through 5.9-19). Eastern Municipal Water District (EMWD) is the water provider for the site and relies on three primary sources of water: imported water from Metropolitan Water District of Southern California, local groundwater and recycled water. In its 2015 Urban Water Management Plan (UWMP), EMWD indicated that it has sufficient supply to meet customer demand based on existing projected demand based on land use projections from cities within its service area (EMWD UWMP). A Water Supply Assessment (WSA) will be required to determine if EMWD has sufficient supplies to serve the Project site. Thus, it is not possible to determine the severity of Project-related water quality impacts at this time until a SWPPP, WQMP, and WSA are prepared. Therefore, the Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Threshold X.d: Less Than Significant Impact.

Flood Hazard

The Project will include housing that is located within a 100-year flood hazard area. The proposed Project is within Zone A on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, which corresponds to the 100-year flood area. Additionally, parts of the Project site are within Zone X, which is a special flood hazard area subject to inundation by the one percent annual chance flood, or the 100-year flood (FIRM). Under current conditions, portions of the site are subject to ponding conditions. However, with implementation of the proposed Project, storm drain facilities will be provide to eliminate this ponding. With improved conditions, housing would not be placed in a 100-year flood hazard area and

no structures would impede or redirect flood flows. Further, the Project would be required to file a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) with FEMA to change the current flood mapping designation to reflect the improved condition.

A CLOMR is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway. This letter itself does not revise an effective National Flood Insurance Protection (NFIP) map, but indicates whether the Project, if built as proposed, would be recognized by FEMA. Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) through a LOMR to reflect the Project. "As-built" certification and other data must be submitted to support the revision request. A LOMR is FEMA's modification to an effective FIRM. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway. The LOMR officially revises the FIRM and sometimes the Flood Insurance Study report, and when appropriate, includes a description of the modifications (FEMA).

There are several dams upstream of Menifee that may inundate portions of the City if they fail catastrophically including the West, East, Saddle Dams of Diamond Valley Lake, the Forebay Dam (also associated with Diamond Valley Lake), Lake Perris Dam, Lake Hemet Dam, and Pigeon Pass Dam (which impounds Poorman Reservoir). Statutes governing dam safety are defined in Division 3 of the California State Water Code (CWC 3). These statutes empower the California Division of Dam Safety to monitor the structural safety of dams that are greater than 25 feet high or have more than 50 acre-feet of storage capacity. However, per the dam failure inundation pathways as documented in the GP (Figures S-B2.2 through S-B2.7), any dam failures would not cause flooding on the Project site.

Tsunamis

The City of Menifee is roughly 36 miles away from the nearest (Pacific) Ocean. Therefore, the Project site is too far away from the nearest ocean to have any meaningful tsunami risk.

Seiches

Seiches can occur in bodies of water both near and far from the earthquake epicenter. Given that there are several residential community lakes, ponds, and pools in Menifee, seiches as a result of ground shaking can be expected to occur in the region for property owner's down-gradient from these bodies of water (SAF, p. 3). The closest water body to the Project site is Heritage Lake, which is approximately 0.5 miles south of the Project site. The elevation of Heritage Lake is approximately 1,466 feet above mean sea level (AMSL) (USGS). The Project site slopes gently from east to west with the lowest point at approximately 1,487 feet AMSL in the southwestern corner of the site (near the intersection of Menifee Road and Case Road) and the highest point at approximately 1,623 feet AMSL in the southeastern corner of the site (near the intersection of Case Road and Briggs Road). Since Heritage Lake is lower in elevation than the Project site, the Project site is not down-gradient from this body of water, and thus unlikely to be impacted by a seiche. The proposed Project will not become inundated by seiche because the Project is higher in elevation than the nearest waterbody (Heritage Lake) that could cause a seiche.

Thus, the Project will not result in flooding and ponding and is not at risk of releasing pollutants due to project inundation from a tsunami, seiche or dam, because it will be provide infrastructure to reduce to alleviate flood hazard risks, is elevated, and is not located within the vicinity of large water bodies. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold X.e: Potentially Significant Impact. The proposed Project includes a Specific Plan (the MVSP) to allow for residential, retail-mixed use, office park, civic, open space- conservation and open space- recreation. Thus, it is not possible to determine if the Project conflicts with or obstructs implementation of a water quality control plan or sustainable groundwater management plan without further analysis. Therefore, the Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XI. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: GP

Applicable General Plan Policies

- Goal LU-1: Land uses and building types that result in a community where residents at all stages of life, employers, workers, and visitors have a diversity of options of where they can live, work, shop, and recreate within Menifee.
 - Policy LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.
 - Policy LU-1.2: Provide a spectrum of housing types and price ranges that match the jobs in the City and make it possible for people to live and work in Menifee and maintain a high quality of life.
 - Policy LU-1.3: Develop senior housing in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.
 - Policy LU-1.4: Preserve, protect, and enhance established rural, estate, and residential neighborhoods by providing sensitive and well-designed transitions (building design, landscape, etc.) between these neighborhoods and adjoining areas.
 - Policy LU-1.5: Support development and land use patterns, where appropriate, that reduce reliance on the automobile and capitalize on multimodal transportation opportunities.
 - Policy LU-1.6: Coordinate land use, infrastructure, and transportation planning and analysis with regional, county, and other local agencies to further regional and subregional goals for jobs-housing balance.
 - Policy LU-1.8: Ensure new development is carefully designed to avoid or incorporate natural features, including washes, creeks, and hillsides.
 - Policy LU-1.9: Allow for flexible development standards provided that the potential benefits and merit of projects can be balanced with potential impacts.
 - Policy LU-1.10: Buffer sensitive land uses, such as residences, schools, care facilities, and recreation areas from major air pollutant emission sources, including freeways, manufacturing, hazardous materials storage, wastewater treatment, and similar uses.
- Goal LU-4: Ensure development is consistent with the Riverside County Airport Land Use Compatibility Plan.
 - Policy LU-4.1: Ensure that land use decisions within the March Air Reserve Base and Perris Valley Airport areas of influence are consistent with applicable Airport Land Use Compatibility Plans. Comply with State law regarding projects subject to review by the Riverside County Airport Land Use Commission.
 - Policy LU-4.2: Ensure that development proposals within the March Air Reserve Base and Perris Valley Airport areas of influence fully comply with the permit procedures specified in Federal and State law, with the referral requirements of the Airport Land Use Commission (ALUC), and with the conditions of approval imposed or recommended by

the Federal Aviation Administration and ALUC, such as land use compatibility criteria, including density, intensity, and coverage standards. This requirement is in addition to all other City development review requirements.

- Goal HE-1: A diverse housing stock that offers a full range of housing opportunities for Menifee residents and supports the local economy.
 - Policy HE-1.7: Community Character. Protect the character of the community by preserving the unique rivers, landscape, natural features, and community features that distinguish Menifee from other cities in the region.

Analysis of Project Effect and Determination of Significance

Threshold XI.a: Less Than Significant Impact. The proposed Project is currently bounded by SR-74 to the north, Menifee Road to the west, Matthews Road to the south, and Briggs Road to the east (see **Figure 2**); surrounding land uses include vacant land to the north across SR-74; Heritage High School to the northeast; an SCE service center to the northwest; substation to the west; vacant land and residential subdivision to the east; an inactive railroad, the Heritage Lakes residential subdivision, and vacant land to the south; and vacant land to the southeast. The proposal to split this northern section of the existing SP301 area and incorporating the Project site into the new MVSP will reflect the reality of how the land is actually used in the area, and allow the developer and the City the opportunity to plan a modern project for the area. At present, Matthews Road acts as a distinct barrier between two very different areas: south of Matthews Road is already developed per SP301, but the MVSP area above Matthews Road have remained almost entirely vacant. As the areas above and below Matthews Road are effectively two distinct projects, it makes sense to separate them.

The Project design will comply with all applicable City design-related codes, standards, and regulations to ensure the cohesive development of the Project site and will not create an aesthetically offensive site open to public view or degrade the existing visual character and would not conflict with applicable zoning or other regulations governing scenic quality. The Project will also adhere to the development standards, landscape design guidelines, and architectural design guidelines from the MVSP, which were developed to ensure aesthetic appeal of the proposed Project and compatibility with existing developments and surrounding scenic resources. The Project will also be developed with similar uses as the surrounding area.

Thus, the Project will not divide an established community because the creation of the MVSP will reflect how the land is actually used in the area, utilizing existing borders that separate the Project site from the surrounding area. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Threshold XI.b: Potentially Significant Impact. The Project includes the MVSP which contains a land use plan, designation of planning areas, and development standards to guide future development of the Project site, which is currently located in and guided by SP301. The Project includes removal of the Project site from the boundaries of SP301 through a Specific Plan Amendment, to be replaced with the new MVSP to guide future development of the Project site. Therefore, because these changes to the area are taking place due to the Project, the Project may result in a potentially significant impact so this issue will be discussed further in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: GP EIR; and RCGP

Applicable General Plan Policies

- Goal OSC-4: Efficient and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.
 - Policy OSC-4.4: Require that any future mining activities be in compliance with the State Mining Reclamation Act, federal and state environmental regulations, and local ordinances.
 - Policy OSC-4.5: Limit the impacts of mining operations on the City's natural open space, biological and scenic resources, and any adjacent land uses.

Analysis of Project Effect and Determination of Significance

Threshold XII.a: No Impact. The California Geological Survey Mineral Resources Project classifies lands throughout the state that contain regionally significant mineral resources, as mandated by the Surface Mining and Reclamation Act (SMARA) of 1975. The classification of these mineral resources is a joint effort of the state and the local governments. It is based on geologic factors and requires that the State Geologist classify the mineral resources area as one of the four Mineral Resource Zones (MRZs), Scientific Resource Zones (SZ), or Identified Resource Areas (IRAs) (GP EIR, p. 5.11-1 and 5.11-2). The Project site is located within MRZ-3, which is defined as an area containing a known or inferred mineral occurrence of undetermined mineral resource significance (GP EIR, Figure 5.11-1). No known significant mineral resources have been designated within the City of Menifee (GP EIR, p. 5.11-5). Additionally, it is unlikely that a mining operation could feasibly function at the Project site if significant resources were discovered in the future due to the existing and planned developments surrounding the Project site. Thus, for these reasons, the Project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, the Project will have no impacts. This topic will not be addressed in the forthcoming EIR.

Threshold XII.b: No Impact. Neither the Riverside County GP (RCGP, p. OS-37) nor the City's GP EIR designate mining sites in the City. Further, mining would generally be incompatible with the existing and future land uses of the City. Thus, for these reasons, the Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the Project will have no impact. This topic will not be addressed in the forthcoming EIR.

Conditions of Approval: None

Mitigation Measures: None

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: MARB; NOI; and PVA

Applicable General Plan Policies

- Goal LU-4: Ensure development is consistent with the Riverside County Airport Land Use Compatibility Plan.
 - Policy LU-4.1: Ensure that land use decisions within the March Air Reserve Base and Perris Valley Airport areas of influence are consistent with applicable Airport Land Use Compatibility Plans. Comply with State law regarding projects subject to review by the Riverside County Airport Land Use Commission.
 - Policy LU-4.2: Ensure that development proposals within the March Air Reserve Base and Perris Valley Airport areas of influence fully comply with the permit procedures specified in Federal and State law, with the referral requirements of the Airport Land Use Commission (ALUC), and with the conditions of approval imposed or recommended by the Federal Aviation Administration and ALUC, such as land use compatibility criteria, including density, intensity, and coverage standards. This requirement is in addition to all other City development review requirements.
- Goal N-1: Noise-sensitive land uses are protected from excessive noise and vibration exposure.
 - Policy N-1.1: Assess the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development project applications.
 - Policy N-1.2: Require new projects to comply with the noise standards of local, regional, and state building code regulations, including but not limited to the City's Municipal Code, Title 24 of the California Code of Regulations, the California Green Building Code, and subdivision and development codes.
 - Policy N-1.3: Require noise abatement measures to enforce compliance with any applicable regulatory mechanisms, including building codes and subdivision and zoning regulations, and ensure that the recommended mitigation measures are implemented.
 - Policy N-1.6: Coordinate with the County of Riverside and adjacent jurisdictions to minimize noise impacts from adjacent land uses along the City's boundaries, especially its rural edges.
 - Policy N-1.7: Mitigate exterior and interior noises to the levels listed in the table below to the extent feasible, for stationary sources adjacent to sensitive receptors:

Table N-1 Stationary Source Noise Standards		
Land Use	Interior Standards	Exterior Standards
Residential		
10:00 p.m. to 7:00 a.m.	40 Leq (10 minute)	45 Leq (10 minute)
7:00 a.m. to 10:00 p.m.	55 Leq (10 minute)	65 Leq (10 minute)

- Policy N-1.8 Locate new development in areas where noise levels are appropriate for the proposed uses. Consider federal, state, and City noise standards. and guidelines as a part of new development review.
- Policy N-1.9: Limit the development of new noise-producing uses adjacent to noise-sensitive receptors and require that new noise-producing land be are designed with adequate noise abatement measures.
- Policy N-1.10: Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors adjacent to the I-215 or within the projected noise contours of any adjacent airports.
- Policy N-1.11: Discourage the siting of noise-sensitive uses in areas in excess of 65 dBA CNEL without appropriate mitigation.
- Policy N-1.13: Require new development to minimize vibration impacts to adjacent uses during demolition and construction.
- Policy N-1.15: Employ noise mitigation practices and materials, as necessary, when designing future streets and highways, and when improvements occur along existing road segments. Mitigation measures should emphasize the establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas.
- Policy N-1.17: Prevent the construction of new noise-sensitive land uses within airport noise impact zones. New residential land uses within the 65 dB CNEL contours of any public-use or military airports, as defined by the Riverside County Airport Land Use Commission, shall be prohibited.
- Policy N-1.20: Adhere to any applicable Riverside County Airport Land Use Commission land use compatibility criteria, including density, intensity, and coverage standards
- Goal N-2: Minimal Noise Spillover. Minimal noise spillover from noise-generating uses, such as agriculture, commercial, and industrial uses into adjoining noise-sensitive uses.

Analysis of Project Effect and Determination of Significance

Threshold XIII.a: Potentially Significant Impact. Construction and operation of the proposed Project will introduce new noise sources to the Project vicinity. A Noise Study will be prepared to specifically quantify noise generated by the Project, that compares Project-generated noise to the City’s noise standards, and analyzes temporary and permanent ambient noise levels. Therefore, because noise impacts have not been fully quantified, the likelihood of the Project exposing persons to or generating noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies may be potentially significant. This topic will be addressed in the forthcoming EIR.

Threshold XIII.b: Potentially Significant Impact. Groundborne vibration is normally associated with activities such as railroads or vibration-intensive stationary sources, but can also be associated with construction equipment such as jackhammers, pile drivers, and hydraulic hammers (NOI, p. 8). As such, operation of the proposed Project does not include any vibration-generating uses and long-term impacts will be less than significant. During construction, blasting and demolition of structures generate the highest vibrations; however, vibratory compactors or rollers, pile drivers, and pavement breakers can generate perceptible amounts of vibration at up to 200 feet (NOI, p. 8). The Project site is currently vacant; therefore, there will be no demolition of existing structures and blasting will not be required. However, there are

sensitive receptors – residential housing and Heritage High School – within 200 feet of the Project site. Project construction may generate groundborne vibration, which could negatively impact sensitive receptors near the Project site. The severity of impacts will be evaluated in the forthcoming Noise Study; therefore, the Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Threshold XIII.c: Potentially Significant Impact. The Project site is about 9.7 miles southeast of the March Air Reserve Base (MARB). The Project is within the MARB's airport land use plan within Compatibility Zone E, which has a low risk level and low noise impact (MARB, Table MA-1 and Compatibility Map). Since the Project site is located within MARB's airport land use plan, the Project is required to be reviewed by the Riverside County Airport Land Use Commission (ALUC) for a consistency determination. The Perris Valley Airport, located in the City of Perris, is privately owned and used for skydiving. The south end of the runway is one mile north of the Menifee city boundary and approximately 3.8 miles northwest of the Project site. However, the Project site is not within the Perris Valley Airport's influence area (PVA, Compatibility Map). Additionally, the noise impact contours generated from the Perris Valley Airport do not cross or come close to the Project site (PVA, Ultimate Noise Impacts Map). Therefore, Project may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description

Applicable General Plan Policies

- Goal HE-1: A diverse housing stock that offers a full range of housing opportunities for Menifee residents and supports the local economy.
 - Policy HE-1.1: Specific Plans. Support residential growth and infill in specific plan areas and along corridors where comprehensive neighborhood planning is completed and adequate infrastructure is planned.
 - Policy HE-1.2: Housing Design. Require excellence in housing design with materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive design practices.
 - Policy HE-1.3: Housing Diversity. Provide development standards and incentives to facilitate a range of housing, such as single family, apartments, senior housing, and other housing types in rural, suburban, and urban settings.
- Goal HE-2: Sustainable neighborhoods well served by ample parks, infrastructure, community amenities, and public services and facilities.
- Goal HE-3: Improved opportunities for moderate and low income residents and those with special needs to rent, purchase, or maintain adequate housing.
 - Policy HE-3.3: Special Needs. Support the provision of community services and housing for people with special needs, such as disabled people, seniors, lower income families, and people without shelter.

Analysis of Project Effect and Determination of Significance

Threshold XIV.a: Potentially Significant Impact. The proposed Project is a specific plan that aims to remove 594 acres from the existing SP301, and the Project site would be included in the new MVSP. The Project will propose a target of 2,628 dwelling units, which may induce population growth that may result in a potentially significant impact so this topic will be addressed in the forthcoming EIR.

Threshold XIV.b: No Impact. There are no existing housing or individuals residing on the Project site because the Project site is currently vacant and undeveloped. Therefore, the Project will have no impact related to displacement of people or existing housing and will not necessitate the construction of replacement housing elsewhere. This topic will not be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XV. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description

Applicable General Plan Policies

- Goal LU-1: Land uses and building types that result in a community where residents at all stages of life, employers, workers, and visitors have a diversity of options of where they can live, work, shop, and recreate within Menifee.
 - Policy LU-1.7: Ensure neighborhood amenities and public facilities (natural open space areas, parks, libraries, schools, trails, etc.) are distributed equitably throughout the city.
- Goal HE-2: Sustainable neighborhoods well served by ample parks, infrastructure, community amenities, and public services and facilities.
 - Policy HE-2.4: Parks and Recreation. Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintaining a continuous pattern of paths that encourage an active, healthy lifestyle.
 - Policy HE-2.5: Public Facilities and Infrastructure. Provide quality community facilities, infrastructure, traffic management, public safety, and other services to promote and improve the livability, safety, and vitality of residential neighborhoods.
- Goal S-4: A community that has effective fire mitigation and response measures in place, and as a result is minimally impacted by wildland and structure fires.
 - Policy S-4.1: Require fire-resistant building construction materials, the use of vegetation control methods, and other construction and fire prevention features to reduce the hazard of wildland fire.
 - Policy S-4.2: Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure, and response times, are adequate for all sections of the City.
 - Policy S-4.4: Review development proposals for impacts to fire facilities and compatibility with fire areas or mitigate.
- Goal OSC-1: A comprehensive system of high quality parks and recreation programs that meets the diverse needs of the community.
 - Policy OSC-1.2: Require a minimum of 5 acres of public open space to be provided for every 1,000 city residents.
 - Policy OSC-1.3: Locate and distribute parks and recreational facilities throughout the community so that most residents are within walking distance (1-half mile) of a public open space.

- Policy OSC-1.7: Ensure that parks and recreational facilities are well-maintained by the responsible agency.

Analysis of Project Effect and Determination of Significance

Thresholds XV.a-e: Potentially Significant Impact. The proposed Project is a specific plan that aims to remove 594 acres from the existing SP301, and the Project site would be included in the new MVSP. The Project will propose a target of 2,628 dwelling units so may result in additional need for public services. Therefore, the Project may result in a potentially significant impact so these topics will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XVI. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description

Applicable General Plan Policies

- Goal LU-1: Land uses and building types that result in a community where residents at all stages of life, employers, workers, and visitors have a diversity of options of where they can live, work, shop, and recreate within Menifee.
 - Policy LU-1.7: Ensure neighborhood amenities and public facilities (natural open space areas, parks, libraries, schools, trails, etc.) are distributed equitably throughout the city.
- Goal HE-2: Sustainable neighborhoods well served by ample parks, infrastructure, community amenities, and public services and facilities.
 - Policy HE-2.4: Parks and Recreation. Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintaining a continuous pattern of paths that encourage an active, healthy lifestyle.
- Goal OSC-1: A comprehensive system of high quality parks and recreation programs that meets the diverse needs of the community.
 - Policy OSC-1.1: Provide parks and recreational programs to meet the varied needs of community residents, including children, youth, adults, seniors, and persons with disabilities, and make these facilities and services easily accessible and affordable to all users.
 - Policy OSC-1.2: Require a minimum of 5 acres of public open space to be provided for every 1,000 city residents.
 - Policy OSC-1.3: Locate and distribute parks and recreational facilities throughout the community so that most residents are within walking distance (1-half mile) of a public open space.
 - Policy OSC-1.4: Enhance the natural environment and viewsheds through park design and site selection while preserving sensitive biological, cultural, and historic resources.
 - Policy OSC-1.5: Make parks as safe as possible by promoting the latest developments in facility design and equipment technology.
 - Policy OSC-1.6: Partner with school districts and other agencies and organizations for the joint-use, maintenance, and development of parks and recreational facilities and programs.
- Goal OSC-2: A comprehensive network of hiking, biking, and equestrian recreation trails that do not negatively impact the natural environment or cultural resources
 - Policy OSC-2.1: Develop recreational trails for hiking, biking, and equestrian use throughout the city, making them, to the extent feasible, accessible to people of different neighborhoods, ages, and abilities.
 - Policy OSC-2.2: Locate and regulate recreational trails so that they do not negatively impact the city's sensitive habitat, wildlife, natural landforms, and cultural resources.

- Policy OSC-2.5: Equip trailheads and trail staging areas with adequate parking, restrooms, signage, or other facilities, and amenities as appropriate.
- Policy OSC-2.9: Ensure safety along recreational trails through appropriate lighting, signage, and other crime prevention through environmental design (CPTED) strategies.

Analysis of Project Effect and Determination of Significance

Thresholds XVI.a-b: Potentially Significant Impact. The proposed Project is a specific plan that aims to remove 594 acres from the existing SP301, and the Project site would be included in the new MVSP. The Project will propose a target of 2,628 dwelling units, which is projected to generate 7,726⁶ residents and will provide 27 acres of Open Space-Recreation land use dedicated toward recreational development. Based on City requirement to provide 5 acres of parkland for every 1,000 residents, the Project will need to provide approximately 39 acres of parkland to meet City requirements. Thus, the Project may increase the use of existing parks. Therefore, the Project may result in a potentially significant impact so these topics will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

⁶ Based on DOF population project of 2.94 persons per household.

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: MARB, GP, and GP EIR

Applicable General Plan Policies

- Goal LU-4: Ensure development is consistent with the Riverside County Airport Land Use Compatibility Plan.
 - Policy LU-4.1: Ensure that land use decisions within the March Air Reserve Base and Perris Valley Airport areas of influence are consistent with applicable Airport Land Use Compatibility Plans. Comply with State law regarding projects subject to review by the Riverside County Airport Land Use Commission.
 - Policy LU-4.2: Ensure that development proposals within the March Air Reserve Base and Perris Valley Airport areas of influence fully comply with the permit procedures specified in Federal and State law, with the referral requirements of the Airport Land Use Commission (ALUC), and with the conditions of approval imposed or recommended by the Federal Aviation Administration and ALUC, such as land use compatibility criteria, including density, intensity, and coverage standards. This requirement is in addition to all other City development review requirements.
- Goal HE-2: Sustainable neighborhoods well served by ample parks, infrastructure, community amenities, and public services and facilities.
 - Policy HE-2.5: Public Facilities and Infrastructure. Provide quality community facilities, infrastructure, traffic management, public safety, and other services to promote and improve the livability, safety, and vitality of residential neighborhoods.
- Goal C-1: A roadway network that meets the circulation needs of all residents, employees, and visitors to the City of Menifee.
 - Policy C-1.1: Require roadways to:
 - Comply with federal, state and local design and safety standards.
 - Meet the needs of multiple transportation modes and users.
 - Be compatible with the streetscape and surrounding land uses.
 - Be maintained in accordance with best practices.
 - Policy C-1.2: Require development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.
 - Policy C-1.4: Promote development of local street patterns that unify neighborhoods and work with neighboring jurisdictions to provide compatible roadway linkages at the City limits.
 - Policy C-1.5: Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.

- Goal C-2: A bikeway and community pedestrian network that facilitates and encourages non-motorized travel throughout the City of Menifee.
 - Policy C-2.1: Require on- and off-street pathways to:
 - Comply with federal, state and local design and safety standards.
 - Meet the needs of multiple types of users (families, commuters, recreational beginners, exercise experts) and meet ADA standards and guidelines.
 - Be compatible with the streetscape and surrounding land uses.
 - Be maintained in accordance with best practices.
 - Policy C-2.2: Provide off-street multipurpose trails and on-street bike lanes as our primary paths of citywide travel, and explore the shared use of low speed roadways for connectivity wherever it is safe to do so.
 - Policy C-2.3: Require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, transit facilities, and other key destination points.
 - Policy C-2.4: Explore opportunities to expand the pedestrian and bicycle networks; this includes consideration of utility easements, drainage corridors, road rights-of-way and other potential options.
- Goal C-3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.
 - Policy C-3.2: Require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts, as necessary.
 - Policy C-3.6: Require future community-wide facilities, such as libraries, schools, parks, and community centers, to be sited in transit-ready areas (can be served and made accessible by public transit). Conversely, plan (and coordinate with other transit agencies to plan) future transit routes to serve existing community facilities.
- Goal C-4: Diversified local transportation options that include neighborhood electric vehicles and golf carts.
 - Policy C-4.1: Encourage the use of neighborhood electric vehicles and golf carts instead of automobiles for local trips.
- Goal C-5: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.
 - Policy C-5.1: Designate and maintain a network of City truck routes that provides for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses.
 - Policy C-5.3: Support efforts to reduce/eliminate the negative environmental impacts of goods movement.
- Goal C-6: Scenic highway corridors that are preserved and protected from change which would diminish the aesthetic value of lands adjacent to the designated routes.
 - Policy C-6.4: Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.

Analysis of Project Effect and Determination of Significance

Threshold XVII.a: Potentially Significant Impact. The proposed Project is a specific plan that aims to remove 594 acres from the existing SP301, and the Project site would be included in the new MVSP. The Project will propose a target of 2,628 dwelling units which may conflict with an applicable plan, program, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities. Therefore, the Project may result in a potentially significant impact so these topics will be addressed in the forthcoming EIR.

Threshold XVII.b: Potentially Significant Impact. Compliance with CEQA Guidelines section 15064.3, subdivision (b)(1), requires a vehicle miles traveled (VMT) analysis of the Project, which has yet to be

completed. Thus, it is not possible to determine if the Project complies with CEQA Guidelines section 15064.3 without further analysis. Therefore, the Project may result in a potentially significant impact so these topics will be addressed in the forthcoming EIR.

Threshold XVII.c: Potentially Significant Impact.

No sharp curves or other hazardous traffic conditions currently exist within the Project vicinity or on the Project site since the site is vacant and undeveloped. While the proposed Project will include development standards and policies for providing pedestrian walkways and bike lanes so as not to conflict with vehicular circulation, the proposed Project will include the development of roadways for which the roadway and geometric intersection designs have yet to be determined. While all new roads and intersections are required to comply with all intersection sight distance requirements, all new roads proposed as part of the Project will be evaluated in the forthcoming Traffic Impact Analysis. Thus, it is not possible to determine potential for impacts without further analysis. Therefore, the Project may result in a potentially significant impact so these topics will be addressed in the forthcoming EIR..

Threshold XVII.d: Less Than Significant Impact. The proposed Project will be required to comply with all applicable fire code and Riverside County Fire Department requirements and standards for construction, access, water mains, fire flow, and fire hydrants. The Project will also be required to comply with the GP Safety Element S-4, Fire Hazards policies S-4.1 through S-4.4. Prior to any site development or future project approvals, all plans will be required to be submitted to the fire marshal for review and verification that they conform to all pertinent fire standards and requirements (GP EIR, p. 5.14-4). Thus, the Project will not result in result in inadequate emergency access because it will be required to comply with applicable fire codes. Therefore, impacts will be less than significant impact on emergency access. This topic will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: AE-A and CPRC 5024.1

Applicable General Plan Policies

- Goal OSC-5: Paleontological and Cultural Resources - Archaeological, historical, and cultural resources that are protected and integrated into the city’s built environment.
 - Policy OSC-5.3: Preserve sacred sites identified in consultation with the appropriate Native American tribes whose ancestral territories are within the city, such as Native American burial locations, by avoiding activities that would negatively impact the sites, while maintaining the confidentiality of the location and nature of the sacred site.

Analysis of Project Effect and Determination of Significance

Threshold XVIII.a: No Impacts. As discussed in Threshold V.a, above, there are no listed or eligible for listing historic resources on the Project site. Thus, the proposed Project will not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, because nothing on the Project listed is listed or eligible for listing of historic resources as defined by Public Resource Code section 5020.1(k).Therefore, there are no impacts so this issue will not be addressed in the forthcoming EIR.

Thresholds XVIII.b: Potentially Significant Impact. As discussed in Threshold V.b, above, a *Cultural Resource Assessment* was prepared by Applied Earthworks (AE) in May 2019 (AE-A). The Native American Heritage Commission (NAHC) was contacted to request a Sacred Lands File (SLF) search be performed. The SLF records search did not identify the presence of any Native American cultural resources within the immediate vicinity of the Project site. However, the NAHC provided a list of 35 Native American individuals and/or organizations for contact to elicit information regarding Native American cultural resource issues related to the proposed Project. After removing redundancies and groups/individuals with no tribal affiliation or association with the Project, a total of 18 tribes/individuals were contacted as part of this effort. Of the 18 contacted, two responses were received as a result of this initial coordination.

The Agua Caliente Band of Cahuilla Indians (ACBCI) emailed a letter dated June 24, 2016 stating that the Project is not location within the boundaries of the ACBCI Reservation but it is within the Tribe's Traditional Use Area (TUA). A records check of the ACBCI registry identified previous surveys in the area that were positive for the presence of cultural resources. The Tribe requested: a copy of the records search with associated survey reports and site records; copies of any cultural resource documentation generated in connection with the project; and the presence of an approved Native American Cultural Resource Monitor during any ground-disturbing activities.

The Santa Rosa Band of Cahuilla Indians, responded in an email on June 23, 2016 noting that the area is not in their jurisdiction and requested contact be made with the Soboba Band of Mission Indians. AE conducted follow-up emails and telephone calls with the remaining Native American groups and individuals on July 11, 2016.

Five additional responses were received as a result of this follow-up communication. The Cabazon Band of Mission Indians (Cabazon), stated that the Project was outside of the Tribe's current reservation boundaries but within an area that may be considered a TUA. Although the Cabazon had no specific archival information on the Project indicating that it may be a sacred/religious site or other site of Native American traditional cultural value, it was suggested that there be an archaeologist on the Project site during all ground-disturbing activities to monitor for the discovery of unknown cultural resources. The Soboba Band of Luiseño Indians (Soboba), stated they are aware of cultural resources within and adjacent to the Project. In Soboba's view, these resources comprise a larger village complex and possible traditional cultural landscape. The Rincon Band of Mission Indians, noted that the Project is not within Rincon's historic boundaries; the Rincon had no additional information regarding the Project and deferred to the Pechanga Band of Luiseño Indians or the Soboba Band of Luiseño Indians who are located closer to the Project. The Pala Band of Mission Indians, stated that the Project is beyond the boundaries of the territory that the tribe considers its TUA. Therefore, the Pala Band had no objection to the project activities as currently planned and they deferred to the wishes of the Tribes in closer proximity to the Project. Finally, the Los Coyotes Band of Cahuilla and Cupeño Indians, had no specific comments regarding the Project (AE-A, pp. 46-47).

The City, as lead agency, is also required to coordinate with Native American Tribes through the Assembly Bill 52 (AB52) consultation process and Senate Bill 18 (SB18) for the MVSP and Specific Plan Amendment. On August 21, 2018, the City of Menifee notified local tribal governments in writing of the proposed Project pursuant to AB52 pertaining to tribal cultural resources consultation. On September 13, 2018, the City sent separate notification to local tribes pursuant to SB18. As these processes have yet to conclude the significance of potential tribal cultural resources, if any, has yet been determined. Thus, the Project may cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe because the consultation processes with the local tribes has yet to conclude. Therefore, impacts may be potentially significant so this topic will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description

Applicable General Plan Policies

- Goal LU-3: A full range of public utilities and related services that provide for the immediate and long-term needs of the community.
 - Policy LU-3.1: Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.
 - Policy LU-3.2: Work with utility providers to increase service capacity as demand increases.
 - Policy LU-3.3: Coordinate public infrastructure improvements through the City's Capital Improvement Program.
 - Policy LU-3.4: Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.
 - Policy LU-3.5: Facilitate the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Menifee.
- Goal OSC-7: A reliable and safe water supply that effectively meets current and future user demands.
 - Policy OSC-7.2: Encourage water conservation as a means of preserving water resources.

- Policy OSC-7.4: Encourage the use of reclaimed water for the irrigation of parks, golf courses, public landscaped areas, and other feasible applications as service becomes available from the Eastern Municipal Water District.
- Policy OSC-7.5: Utilize a wastewater collection, treatment, and disposal system that adequately serves the existing and long-term needs of the community.
- Policy OSC-7.7: Maintain and improve existing level of sewer service by improving infrastructure and repairing existing deficiencies.
- Policy OSC-7.11: Ensure that natural and cultural resources are protected and avoided while still maintaining important water goals.

Analysis of Project Effect and Determination of Significance

Threshold XIX.a-e: Potentially Significant Impact. The proposed Project is a specific plan that aims to remove 594 acres from the existing SP301, and the Project site would be included in the new MVSP. The Project will propose a target of 2,628 dwelling units. The forthcoming EIR will evaluate the need for additional and impact on services related to water, wastewater treatment, storm water drainage, electric power, natural gas, telecommunication, and solid waste to serve the Project site. Additionally, the forthcoming EIR will evaluate the Project's compliance with federal, state, and local management and reduction statutes and regulations relating to solid waste. Therefore, the Project may result in a potentially significant impact so these topics will be addressed in the forthcoming EIR.

Conditions of Approval: Will be discussed in the forthcoming EIR

Mitigation Measures: Will be discussed in the forthcoming EIR

XX. WILDFIRE – if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: CALFIRE and GP

Applicable General Plan Policies

- Goal S-4: A community that has effective fire mitigation and response measures in place, and as a result is minimally impacted by wildland and structure fires.
 - Policy S-4.1: Require fire-resistant building construction materials, the use of vegetation control methods, and other construction and fire prevention features to reduce the hazard of wildland fire.
 - Policy S-4.2: Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure, and response times, are adequate for all sections of the City.
 - Policy S-4.3: Encourage owners of non-sprinklered high-occupancy structures to retrofit their buildings to include internal sprinklers.
 - Policy S-4.4: Review development proposals for impacts to fire facilities and compatibility with fire areas or mitigate.
- Goal S-6: A City that responds and recovers in an effective and timely manner from natural disasters such as flooding, fire, and earthquakes, and as a result in not impacted by civil unrest that may occur following a natural disaster.
 - Policy S-6.1: Continuously review, update, and implement emergency preparedness, response, and recovery plans that make the best use of the City- and county-specific emergency management resources available.
 - Policy S-6.4: Locate new essential or critical facilities away from areas susceptible to impacts or damage from a natural disaster.
 - Policy S-6.5: Promote strengthening of planned and existing critical facilities and lifelines, the retrofit and rehabilitation of existing weak structures, and the relocation of certain critical facilities as necessary to adequately meet the needs of Menifee’s residents and workforce.
- Goal LU-3: A full range of public utilities and related services that provide for the immediate and long-term needs of the community.

- Policy LU-3.1: Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.
- Policy LU-3.2: Work with utility provides to increase service capacity as demand increases.
- Policy LU-3.4: Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.

Analysis of Project Effect and Determination of Significance

Thresholds XX.a-d: Less Than Significant Impact. The California Department of Forestry and Fire Protection (Cal Fire) identifies areas of Very High Fire Hazard Severity Zones (VHFHSZ) within local responsibility areas (LRA) and State Responsibility Areas (SRA). Mapping of the VHFHSZ is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities which quantifies the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. The Project site is located in a non-VHFHSZ LRA, and not in a SRA (CALFIRE), which is consistent with the City's GP determination (GP, Figure S-6). However, the Project is less than a mile west of a VHFHSZ in an SRA (CALFIRE), which means the Project can be considered "near" and SRA and VHFHSZ.

As discussed in Threshold IX.f, above, the Riverside County Fire Department Office of Emergency Services is responsible for planning for and managing emergency responses for the City; specifically, the Local Hazard Mitigation Plan includes assessments of the nature, locations, probabilities, and severities of a wide variety of hazards, as well as mitigation goals and strategies and action plans for reducing disaster risks. The Project site is currently vacant and does not currently provide access to evacuation routes or fire roads for the City's emergency response agencies, as there are no streets or other infrastructure on the Project site. The City's GP Safety Element contains additional policies, shown above, for reducing potential losses from disasters and for emergency responses. The proposed Project will be required to comply with all applicable fire code requirements for construction and access to the site and as such, will be reviewed by the Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. This review will ensure that the Project will provide adequate emergency access to and from the site. Further, the City Engineer and the Fire Department will review any modifications to existing and proposed roadways to ensure that adequate emergency access and/or emergency response would be maintained. Thus, the proposed Project does not propose any changes that will impact the City's Emergency Preparedness Plan or the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan so will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because all infrastructure built as part of the Project it will be required to comply with all applicable fire codes and will be reviewed by the Fire Department and City Engineer for compliance with emergency access and response requirements.

Wildfires are not generally considered a significant hazard in the developed, relatively flat areas of the City because the low topographic relief and lack of fuel loading due to carefully maintained and regularly watered landscaping combine to mitigate the potential for wildland fires (GP EIR, p. 5.8-7). The Project site is within the developed, relatively flat area of the City. As described in Threshold VII.a.iv, above, the Project does not have potential for landslides because of the location and the flat nature of the majority of the site. The Project site does not have any special factors, including slopes or landslides, that would exacerbate wildfire risks, and as discussed in Threshold X.d, above, flood hazard risks would be less than significant. Furthermore, the Project will be constructed in compliance with the current California Fire Code as adopted by the Menifee Municipal Code to ensure that the building incorporates fire safety features in the unlikely event of risk from wildfire. Thus, the Project will not have significant impacts related to wildfires. Therefore, impacts will be less than significant. This topic will not be addressed in the forthcoming EIR.

Conditions of Approval: None

Mitigation Measures: None

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Above Checklist

Analysis of Project Effect and Determination of Significance

Threshold XXI.a: Potentially Significant Impact. The Project site has been heavily disturbed. However, as the Biological Resource Assessment will be conducted, the Project may have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a Rare or Endangered plant or animal. Therefore, impacts may be potentially significant so this issue will be discussed further in the forthcoming EIR.

Threshold XXI.b: Potentially Significant Impact. Potential cumulative impacts related to potentially significant impacts of the proposed Project will be addressed in the forthcoming EIR. The following topics will not be addressed in the forthcoming EIR; and they will not result in cumulatively considerable impacts:

- Aesthetics: Each development project will be guided by the MVSP and required to undergo site-specific design review. The proposed Project will not cause cumulatively considerable impacts.
- Agriculture: Agriculture in the City is decreasing due to market forces and general restrictions on farming throughout the City and County. Additionally, the Project is consistent with the City’s GP and will not create cumulatively considerable impacts.
- Cultural Resources: Cultural resources have been analyzed in this Initial Study, and no significant cultural resources have been identified within the Project site or vicinity. The proposed Project will not cause cumulatively considerable impacts.
- Geology: Each development project within the City is required to complete a site-specific geotechnical report to identify site-specific design considerations. The proposed Project will not destabilize soil in the Project vicinity and will not cause cumulatively considerable impacts.
- Mineral Resources: There are no significant mineral resources within the City; therefore,

development of the proposed Project will not have a cumulatively considerable impact on mineral resources.

- Wildfire: There is no significant risk of wildfire and wildfire impacts due to the Project. The proposed Project will not cause cumulatively considerable impacts.

Nonetheless, for potentially significant impacts identified in the Initial Study, a cumulative analysis will be conducted on the Project-specific impacts which are potentially significant, and an EIR will be prepared for the proposed Project.

Threshold XXI.c: Potentially Significant Impact. The Project may contribute to an exceedance of SCAQMD thresholds for air quality and greenhouse gases, which pose a threat to human health. Likewise, noise and traffic impacts associated with construction and operation of the proposed Project may impact human health and comfort. Project-specific air quality, noise, and traffic studies will be prepared to assess these impacts. Therefore, because all Project-related impacts have not been fully quantified, the Project may have a potentially significant impact to human health so this topic will be considered in the forthcoming EIR.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

REFERENCES

- AE-A Applied Earthworks, Inc., *Cultural Resources Assessment of the Brookfield Minor Ranch Project in the City of Menifee, Riverside County, California*, May 2019. (Appendix A)
- AE-B Applied Earthworks, Inc., *Paleontological Resource Assessment for the Brookfield Menifee Valley Project, City of Menifee, Riverside County, California*, May 2019. (Appendix A)
- CALFIRE California Department of Forestry and Fire Protection, *Riverside County (West) FHSZ Map*, 2010. (Available at http://www.fire.ca.gov/fire_prevention/fhsz_maps_riversidewest, accessed January 17, 2019.)
- CARB 2005 California Air Resources Board, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, 2005. (Available online at <http://www.aqmd.gov/home/research/guidelines/planning-guidance/guidance-document>, accessed May 10, 2018.)
- CCR 8 California Code of Regulations, Title 8. (Available at [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=ICBC28DB0D47911DE8879F88E8B0DAAAE&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=ICBC28DB0D47911DE8879F88E8B0DAAAE&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)), accessed May 10, 2018.)
- CCR 13 California Code of Regulations, Title 13. (Available at [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=1143B9530D46811DE8879F88E8B0DAAAE&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=1143B9530D46811DE8879F88E8B0DAAAE&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)&bhcp=1), accessed May 10, 2018.)
- CCR 22 California Code of Regulations, Title 22. (Available at [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=16F56A7E1D4B611DE8879F88E8B0DAAAE&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=16F56A7E1D4B611DE8879F88E8B0DAAAE&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)), accessed May 10, 2018.)
- CCR 24 California Code of Regulations, Title 24. (Available at <http://www.bsc.ca.gov/>, accessed May 10, 2018.)
- CCR 26 California Code of Regulations, Title 26. (Available at [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=15B751C00D44F11DEB97CF67CD0B99467&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=15B751C00D44F11DEB97CF67CD0B99467&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)), accessed May 10, 2018.)

CFR	Code of Federal Regulations, Title 49, October 2012. (Available at https://www.gpo.gov/fdsys/pkg/CFR-2012-title49-vol2/pdf/CFR-2012-title49-vol2.pdf , accessed May 10, 2018.)
CGC	California Government Code, Title 7, Division 1, Chapter 4.5, Article 6, Section 65962.5. (Available at http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65962.5 , accessed May 10, 2018.)
CHSC 7	California Health & Safety Code, Division 7, Part 1, Chapter 2, Section 7050.5. (Available at http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=7050.5 , accessed May 10, 2018.)
CHSC 20	California Health & Safety Code, Division 20, Chapter 6.95. (Available at https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=5024.1.&lawCode=PRC , accessed May 10, 2018.)
COR	County of Riverside, General Plan Appendix E-2: Revised Socioeconomic Build-Out Assumptions and Methodology, April 11, 2017. (Available at http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/appendices/Appendix%20E-2_April%202017.pdf?ver=2017-10-23-153612-743 , accessed September 6, 2018.)
CPRC 5024.1	California Public Resources Code, Division 5, Chapter 1, Article 2, Section 5024.1. (Available at https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 , accessed May 10, 2018.)
CPRC 5097.98	California Public Resources Code, Division 5, Chapter 1.75, Section 5097.98. (Available at https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=5097.98.&lawCode=PRC , accessed May 10, 2018.)
CWC 3	California Water Code, Division 3. (Available at http://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=WAT&division=3.&title=&part=&chapter=&article= accessed May 10, 2018.)
DOC	Department of Conservation, <i>Fault Activity Map</i> , 2010. (Available at http://maps.conservation.ca.gov/cgs/fam/ , accessed September 5, 2018.)
DOF	Department of Finance, <i>Table 2: E-5 City/County Population and Housing Estimates</i> , January 1, 2018. (Available at http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/ , accessed September 6, 2018.)
EMWD UWMP	Eastern Municipal Water District, <i>2015 Urban Water Management Plan</i> , June 2016. (Available at https://www.emwd.org/home/showdocument?id=1506 , accessed May 10, 2018.)
FEMA	Federal Emergency Management Agency, (Available at https://www.fema.gov/floodplain-management , accessed August 9, 2018.)

FIRM	Federal Emergency Management Agency, <i>Flood Map Number 06065C2060H</i> , dated August 18, 2014. (Available at https://msc.fema.gov/portal/search?AddressQuery=menifee#searchresultsanchor , accessed August 3, 2018).
FMMP	California Department of Conservation, <i>Farmland Mapping and Monitoring Program, Riverside County Important Farmland 2016 West</i> . (Available online at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf , accessed May 10, 2018.)
GP	City of Menifee, <i>General Plan</i> , September 2013. (Available at https://www.cityofmenifee.us/221/General-Plan , accessed May 10, 2018.)
GP EIR	City of Menifee, <i>General Plan Draft Environmental Impact Report</i> , September 2013. (Available at https://www.cityofmenifee.us/262/Draft-Environmental-Impact-Report , accessed May 10, 2018.)
LAI	Leighton and Associates, Inc. <i>Phase I Environmental Site Assessment, Menifee Valley Development, Menifee, Riverside County, California</i> , May 2018. (Appendix B)
LGC	LGC Geotechnical, Inc. <i>Preliminary Geotechnical Evaluation and Design Recommendations for the Proposed Approximately 580-Acre "Menifee Valley" Residential Development, City of Menifee, California</i> , May 2018. (Appendix C)
MARB	Riverside County Airport Land Use Commission. <i>March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan</i> , November 2014. (Available at http://www.rcaluc.org/Plans/New-Compatibility-Plan , accessed May 10, 2018.)
MMC 6.01	City of Menifee, <i>Municipal Code, Chapter 6.01</i> . (Available at https://www.cityofmenifee.us/318/Municipal-Code , accessed May 10, 2018.)
MMC 8.04	City of Menifee, <i>Municipal Code, Chapter 8.04</i> . (Available at https://www.cityofmenifee.us/318/Municipal-Code , accessed April 19, 2019.)
MMC 9.86	City of Menifee, <i>Municipal Code, Chapter 9.86</i> . (Available online at https://www.cityofmenifee.us/318/Municipal-Code , accessed May 10, 2018.)
NOI	City of Menifee, <i>General Plan Noise Background Document & Definitions</i> . (Available at https://www.cityofmenifee.us/DocumentCenter/View/1008 , accessed May 10, 2018.)
PVA	Riverside County Airport Land Use Commission. <i>Perris Valley Airport</i> , July 2010. (Available at http://www.rcaluc.org/Plans/New-Compatibility-Plan , accessed May 10, 2018.)
RCA 2018	Riverside Conservation Authority, <i>RCA MSHCP Information App</i> . (Available at http://wrcra.maps.arcgis.com/apps/webappviewer/index.html?id=2ba3285ccc8841ed978d2d825e74c5fa , accessed May 10, 2018.)
RCCO 655	Riverside County Code of Ordinances, <i>Ordinance No. 655</i> . (Available at https://www.rivcocob.org/ords/600/655.htm , accessed May 10, 2018.)

RCGP	Riverside County, <i>Riverside County General Plan</i> , December 2015. (Available at http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx , accessed May 10, 2018.)
RCIT	Riverside County Informational Technology, <i>Map My County</i> . (Available at https://gis.rivcoit.org/ , accessed May 10, 2018.)
SAF	City of Menifee, <i>Safety Background Document & Definitions</i> . (Available at https://www.cityofmenifee.us/DocumentCenter/View/1009/HDSE_SafetyBackgroundDocument?bidId= , accessed May 10, 2018.)
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