

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Draft Environmental Impact Report (EIR) (State of California Clearinghouse No. 2022030233) for the Menifee Valley Specific Plan (herein referred to as the “Project” or “proposed Project”) has been prepared by LSA on behalf of the City of Menifee (City) to identify and evaluate the potential environmental effects associated with the construction and operation of the proposed Project.

This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA)¹ and *Guidelines for California Environmental Quality Act*² (*State CEQA Guidelines*), both of which regulate the preparation of EIRs. As required pursuant to the *State CEQA Guidelines* (Section 15123), this section of the EIR summarizes the proposed Project; the environmental impacts and mitigation required to reduce or eliminate those impacts determined to be significant; areas of controversy known by the City including those raised by other agencies and the public; the issues to be resolved; and alternatives to the Project that could reduce the extent and/or severity of the proposed Project’s environmental impacts. While this Executive Summary provides an overview of these issues, more detail is provided in subsequent sections of this EIR as follows:

- 3.0 Project Description
- 4.0 Environmental Impact Evaluation
- 5.0 Alternatives
- 6.0 Other CEQA Considerations
- 7.0 Mitigation Monitoring and Reporting Program

1.2 PROPOSED PROJECT

The Project proposes a mixed-use development located within the approved Menifee Valley Ranch Specific Plan (SP 301), adopted by the Riverside County Board of Supervisors on April 29, 1997 and subsequently amended by the City, and two sets of off-site improvement areas. The Project would separate the 590.3 acres north of Matthews Road and the existing rail line, from the approved SP 301 property to the south to create the new Menifee Valley Specific Plan. The Project comprises 590.3 acres of land and approximately 59 acres of off-site improvements necessary to provide access and utilities to the Project.

The first set of off-site improvements includes roadway improvements to existing roadways (e.g., Menifee Road, State Route 74 [SR-74], and Briggs Road), utility connections (e.g., water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south (up to 59.0

¹ California Environmental Quality Act, California Public Resources Code, Division 13. Environmental Quality, §§ 21000 – 21189.3, January 1, 2022.

² California Code of Regulations, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act, Title 14, §§ 15000 – 15387, January 1, 2022 (*State CEQA Guidelines*).

acres total). Supplemental technical studies were conducted to address the physical impacts of these improvements and are incorporated into the Draft EIR analysis.

The second set of off-site roadway improvements are proposed to address traffic impacts in conflict with the General Plan policies as identified in the Circulation Element. These roadway improvements, which include widening and additional turn lanes as required, include the following measures: Extend McLaughlin Road as a 2-lane modified arterial west of the Project and connect it to Case Road-Matthews Road; widen Case Road-Matthews Road to a 2-lane modified arterial; and enforce diversion of southbound Project truck traffic to the Ethanac Road interchange using the McLaughlin Road extension to Matthews Road/Case Road. Roadway improvements include possible relocation of overhead and underground utility infrastructure, additional road signage, traffic rerouting, road resurfacing and expansion, and walkways and road lighting. These improvements would result in these roadway segments being built out to their ultimate configurations as identified in the City's General Plan Circulation Element (Circulation Element Exhibit C-3). These roadway improvements were identified in the General Plan Circulation Element and included in the Final General Plan EIR (certified on December 18, 2013), which evaluated impacts related to the adoption of the Circulation Element. Therefore, the General Plan EIR is relied upon for analysis of these roadway improvements, except where specific additional studies were conducted and identified throughout **Chapter 4.0** of this Draft EIR.

The Project includes a General Plan Amendment (GPA No. PLN 21-0336), Change of Zone (CZ No. PLN 21-0335), Specific Plan Amendment (No. PLN 21-0221), Specific Plan (No. PLN 21-0217), Tentative Parcel Map (No. PLN 22-0033), and Development Agreement (No. PLN 21-0338). The GPA proposes an Amendment to the City's General Plan to revise the General Plan land use map to include the proposed Menifee Valley Specific Plan designation and remove the portion of SP 301 from the Project area. The CZ proposes revisions to the zoning ordinance text of SP 301 to reflect the proposed Specific Plan Amendment and to revise the City's Zoning Map to include the proposed Project's zone and reflect the proposed Specific Plan Amendment. The Specific Plan Amendment proposes the fourth amendment to SP 301, which would remove parcels located north of Matthews Road from SP 301, thereby reducing the size of SP 301 from 1,548.3 acres to 942.0 acres.

The Project's Land Use Plan would divide the 590.3-acre property into 14 "Planning Areas" to accommodate 1,718 residential units and neighborhood-related amenities; business park, commercial business park, and commercial areas; and civic uses. The Tentative Parcel Map proposes to subdivide the 590.3-acre property to establish the boundaries and dimensions of streets and the proposed mass grading required for the Project. Finally, the Development Agreement identifies the terms for development of the Project site and identifies the Applicant's obligations associated with the proposed Project. The Development Agreement refers to the Menifee Valley Specific Plan for the allowable land uses in the Specific Plan area and outlines other terms and conditions of approval associated with the Specific Plan's approval and implementation. A detailed description of the Project is included in **Chapter 3.0** of this EIR.

1.2.1 Project Objectives

The primary purpose of the proposed Project is to establish a Specific Plan and associated entitlements to allow for the development of residential, recreational, and employment-generating

land uses in a master-planned setting. The following Project objectives have been established to aid decision-makers in their review of the proposed Project and its associated environmental impacts:

- Implement the City of Menifee’s General Plan, which envisions that the geographic area governed by the Menifee Valley Specific Plan will be developed into a high-quality master planned community that demonstrates consistency with the City’s General Plan policies.
- Plan for the development of a contemporary mixed-use community that internally balances housing needs and community amenities with job-producing commercial and business park uses that are economically viable in a 21st century economy.
- Locate businesses such as large warehouses and other uses that support the supply chain and which rely on transportation efficiency in a location with direct access to Menifee Road and Highway 74, which are established truck routes.
- Ensure that the addition of business park and commercial business park areas to the Specific Plan are designed as places where businesses can prosper, attract economic investment to the City of Menifee, and provide goods, services, and job opportunities to the surrounding community and region.
- Concentrate residential uses along Briggs Road and provide opportunities in the residential areas for supportive uses that are important to households such as an elementary school, agri-commercial uses such as a community farm, green spaces, and recreational amenities.
- Physically separate residential and business park areas through traditional and creative means such that the uses are complementary and supportive while limiting real and perceived conflicts associated with the adjacency of these uses.
- Provide for a public sports park with athletic fields, swim center, and other features that will be available for public use.
- Create gathering spaces and encourage outdoor movement in the form of parks, paseos, streetside green spaces, and outdoor employee amenity areas.
- Position a public facility/civic node in a convenient location that provides opportunity for a new fire station, a potential new rail corridor transit stop, or other public or quasi-public uses.
- Preserve Granite Hill in permanent open space, while allowing trails and other non-invasive activities that will protect the tangible and intangible assets of the landform.
- Provide a comprehensive circulation network with integrated mobility options by introducing traffic calming features in the residential areas, by providing pedestrian and bicycle paths and amenities throughout the community, and by providing a non-vehicular bridge connection to the Heritage Lake community to the south.

- Identify and implement infrastructure improvements to provide adequate and reliable water, reclaimed water, sewer, and storm drain service for the community.
- Create a cohesive architectural and landscape theme that ties the various components of the community together to appear as a unified, defined and recognizable place.

1.3 ISSUES ADDRESSED AND AREAS OF CONTROVERSY TO BE RESOLVED

CEQA requires the Project be analyzed to determine the environmental effects that would result if the Project were approved and implemented. The City of Menifee is the Lead Agency³ and has the responsibility of preparing and adopting the associated environmental document prior to consideration of the approval of the proposed Project.

In accordance with *State CEQA Guidelines* Section 15060, the City has determined that the Project will have a potentially significant effect on the environment and an EIR is clearly required to assess project-related impacts. As permitted under *CEQA (Guidelines* Section 15060[d]), the City elected to begin work directly on the EIR in lieu of further initial review. Because an Initial Study has not been prepared for the Project, the EIR will address each of the environmental issues identified in Appendix G of the *State CEQA Guidelines*:

- | | |
|--------------------------------------|-------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utility and Service Systems |
| • Hydrology and Water Quality | • Wildfire |

The EIR contains a detailed Project description, maps identifying the Project site location and surrounding land uses, existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potential impacts to less than significant levels, mitigation monitoring plan, and an alternatives analysis. The EIR’s environmental analysis utilizes data from site- and project-specific technical studies that are distributed as appendices to the Draft EIR.

A Notice of Preparation (NOP) (**Appendix A-1**) was distributed advising responsible and trustee agencies, other affected agencies, interested parties, and individual members of the public that the City is preparing an EIR to address the potential environmental impacts that may result from the construction and operation of the Project.

³ California Code of Regulations, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act, Title 14, § 15051(a) and (c).

In evaluating the significance of the environmental effect of the Project, the City must consider the direct physical changes in the environment which may be caused by the Project and reasonably foreseeable indirect physical changes in the environment which may be caused by the Project.⁴

These physical changes may include:

- A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the Project. (For example, the removal of vegetation from the site during project construction.)
- An indirect physical change in the environment is a physical change in the environment, which is not immediately related to the Project, but which is caused indirectly by the Project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment. (For example, construction of a new wastewater treatment plant could allow an increase in population, traffic, and new sources of air pollution.)
- An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the Project. A change which is speculative or unlikely to occur is not reasonably foreseeable.

The Project's impact(s), the severity of any impact(s), and the mitigation measures required to reduce or eliminate the impacts relative to these environmental issues are addressed in **Sections 4.1 through 4.20** and summarized in **Table 1.D** (see **Section 1.5**). Issues of concern and/or controversy related to the Project were further identified during public review of the NOP, comments received at the Public Scoping Meetings, and during the required Native American Tribal Consultation.

1.3.1 Notice of Preparation

The objective of distributing an NOP is to solicit public comment, ensuring the full and appropriate examination of issues of concern in the EIR. This notice informs the public that an EIR will be prepared for the Project. The NOP was distributed to the State Clearinghouse, as well as to the agencies, organizations, and persons considered likely to be interested in the Project and its potential impacts. Comments regarding the Project received during the NOP public comment period have been used to identify issues or impacts that could result from implementation of the Project. The NOP was distributed for a 30-day public comment period extending from March 10, 2022 through April 8, 2022. The NOP and response letters received are included in **Appendix A-1** of this EIR. **Table 1.A** provides a summary of NOP comments received by the City during the NOP review period and identifies in which section of the EIR each specific NOP comment has been addressed.

⁴ *State CEQA Guidelines*, § 15064(d).

Table 1.A: Notice of Preparation Comments

Agency/Organization/ Individual	Date Received by City	Summary of Comments	Addressed in Section(s) of the EIR
Inland Empire Biking Alliance	March 8, 2022	<ul style="list-style-type: none"> • Requests the EIR to fully account for potential impacts to bicycling and for the SP to take advantage of bicycling potential. • Recommends using Caltrans or the FHWA bikeway selection guidelines to ensure proper bicycle facilities are provided on all internal roadways and off-site improvement areas. • Requests completion of an active transportation master plan that includes access to a LTS 2 or better bikeway and shows how bikeways will connect to the broader regional network. • Requests the traffic study to include bicycle level of service as part of LOS considerations and calculations at all intersections included in the traffic study. 	4.16 Recreation, 4.17 Transportation
Riverside County Airport Land Use Commission	March 10, 2022	<ul style="list-style-type: none"> • Advised the City that the Project has not been submitted to ALUC. • Required review of the project due to its location within Zone E of the March Air Reserve Base’s Airport Influence Area, and the project proposing three legislative actions. 	4.9 Hazards and Hazardous Materials, 4.11 Land Use and Planning
State of California, Native American Heritage Commission	March 10, 2022	<ul style="list-style-type: none"> • Recommends consultation with California Native American tribes traditionally and culturally affiliated with the project area. • Provides a summary of statutory requirements of AB 52 and SB 18. • Provides recommendations for the conduct of Cultural Resource Assessments. • Reiterates that the absence of surface evidence of archaeological resources does not preclude their subsurface existence. 	4.5 Cultural Resources, 4.18 Tribal Cultural Resources
South Coast Air Quality Management District (SCAQMD)	March 22, 2022	<ul style="list-style-type: none"> • Requested copies of the Draft EIR, appendices and technical documents related to air quality, health risk, and greenhouse gas analyses, including electronic versions of calculation spreadsheets, modeling files, and health risk input and output files. • Provides a summary of SCAQMD’s available guidance, methodologies, and data sources. • Recommended identification of potential adverse air quality impacts associated with construction and operation of the Project. • Recommends a mobile source health risk assessment if the Project generates diesel emissions from construction or attracts diesel-fueled vehicular trips. • Advised compliance with consultation requirements pursuant to <i>State CEQA Guidelines</i> Section 15186. Instructed the “Grid Search Request Form” to be submitted for a search of South Coast AQMD permitted facilities. • Identified permitting requirements (as applicable). • Provided guidance for mitigation of any potentially significant impacts. 	4.3 Air Quality, 4.8 Greenhouse Gas Emissions
Southwest Regional Council of Carpenters, represented by Mitchell M. Tsai, Attorney at Law	March 29, 2022	<ul style="list-style-type: none"> • Requested the City to provide notice for all notices related to the Project in accordance with California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 6509. • Requested the City to require local hire and use of a skilled and trained workforce to build the Project to reduce environmental impacts and improve the economy. • Summarized the benefits of local hire mandates and examples of how other Cities have implemented these mandates. 	4.3 Air Quality, 4.8 Greenhouse Gas Emissions, 4.17 Transportation

Table 1.A: Notice of Preparation Comments

Agency/Organization/ Individual	Date Received by City	Summary of Comments	Addressed in Section(s) of the EIR
		<ul style="list-style-type: none"> • Requested the City to require the Project be built to standards that exceed the 2019 California Building Code and 2020 County of Los Angeles Green Building Standards Code to mitigate the Project’s environmental impacts and promote the State’s environmental goals. • Summarized the purpose and process of CEQA. • Recommended the City adopt a mandatory finding of significance that the Project may cause a substantial adverse effect on human beings and mitigate COVID-19 impacts. • Recommended the implementation of safe construction site work practices, including construction site design, testing procedures, and the development of an Infectious Disease Preparedness and Response Plan. • Recommended all construction workers undergo COVID-19 Training and Certification. • Recommended the implementation of Infection Control Risk Assessment (ICRA) training program for construction workers. • Stated the Project fails to comply with CEQA guidelines (Section 15082.e) because the Project splits circulation of environmental documents by having two different SCH numbers (SCH No. 2019080345 under Project name Menifee Valley and SCH No. 2022030233 under Project name Menifee Valley Specific Plan EIR). Stated the filing under two different SCH numbers prevents the public from accessing the environmental documents. • Requested the City to post the NOP and subsequent environmental documents under the correct SCH to comply with CEQA guidelines. • Stated the Notice of Completion for the NOP was not made available on the City’s website. • Stated the City’s website that lists environmental documents does not include documents previously prepared for the Project under SCH No. 2019080345, including the Initial Study (August 2019) and appendices. • Included the following attachments: <ul style="list-style-type: none"> ○ Soil Water Air Protection Enterprise (SWAPE) draft technical report for local hire requirements and considerations for greenhouse gas modeling. ○ Resume for Paul Rosenfeld, Ph.D. who co-authored the draft technical report. ○ Resume for Mathew F. Hagemann who co-authored the draft technical report. 	
Mike Tunney, Howard Industrial Partners	March 29, 2022	<ul style="list-style-type: none"> • Requested confirmation that the Project includes the buildout of the Menifee North Specific Plan and the proposed 100-acre development plan located north of Highway 74, east of Menifee Road in the cumulative analysis. 	4.17 Transportation, 4.11 Land Use and Planning
Southern California Association of Governments (SCAG)	March 30, 2022	<ul style="list-style-type: none"> • SCAG stated it will review the Draft EIR for consistency with the adopted 2020-2045 Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS or Connect SoCal). SCAG provided a list of relevant RTP/SCS goals and suggested the Draft address the Project’s consistency with said goals. • SCAG provided demographic and growth forecast for the SCAG region and the City of Menifee. • SCAG recommended the review of the Final Program EIR for Connect SoCal which includes project-level, performance-based mitigation which may be adopted (as appropriate) by the City. 	4.11 Land Use and Planning, 4.14 Population and Housing, 4.17 Transportation

Table 1.A: Notice of Preparation Comments

Agency/Organization/ Individual	Date Received by City	Summary of Comments	Addressed in Section(s) of the EIR
Valley-Wide Recreation and Park District	April 8, 2022	<ul style="list-style-type: none"> • Opposed to the Project separating from SP 301 to create a new Specific Plan. Requested the new Specific Plan must clarify that it is within Valley-Wide’s service area and must contribute to Valley-Wide parks to prevent other residents from shouldering the higher costs of operation and maintenance that will occur from increased use by residents of the new Specific Plan. • Identified nearby parks served by Valley-Wide. • Summarized the ongoing issue of confusion between Valley-Wide and the City of Menifee regarding responsibility for specific improvements within Valley-Wide’s jurisdiction due to contiguous annexations. • Recommended City-imposed conditions to address impacts the Project will have on parks, recreation, and open space within Valley-Wide’s jurisdiction. 	4.15 Public Services, 4.16 Recreation
Riverside County Flood Control and Water Conservation District	April 12, 2022	<ul style="list-style-type: none"> • Identified permitting requirements (as applicable). • Identified the Project is located within the District’s Romoland Master Drainage Plan (MDP). Recommended the EIR consider potential impacts to the MDP facilities. • Noted the District would consider accepting ownership of applicable storm drain facilities constructed as part of the Project upon written request from the City. 	4.10 Hydrology and Water Quality, 4.19 Utility and Service Systems

Source: Compiled by LSA (2023).

1.3.2 Public Scoping Meeting

Pursuant to the *State CEQA Guidelines*,⁵ the City conducted a public scoping meeting, which was held to further determine the scope and content of the environmental analysis contained in the EIR.

The public scoping meeting for the Project was held on March 29, 2022, at 5:30 p.m., at Meniffee City Hall. The Project’s Land Use Summary was available to the public for review. City staff, the Project applicant, and the EIR consultant were present during this meeting to provide information regarding the Project and collect public comments. **Table 1.B** provides a summary of comments made at the public scoping meeting. The scoping meeting materials (sign-in lists and PowerPoint presentation) are provided in **Appendix A-2**.

Table 1.B: Public Scoping Meeting Comments

Verbal/Written Comment	Agency or Individual	Summary of Comment	Relevant EIR Section
Written	David Cordero, Representative for the SWRCC	Requested the Project utilize local and skilled trained workforce to reduce construction related environmental impacts (transportation and greenhouse gases) and benefit the local economy. Noted other Cities have applied skilled and trained workforce requirements for private development projects. Stated the Project violates CEQA guidelines because a previous Initial Study was prepared for the Project in 2019 and changes to the Project design should not warrant the Project to be considered a new and separate Project for environmental review purposes.	4.3 Air Quality, 4.8 Greenhouse Gas Emissions, 4.17 Transportation

Source: Compiled by LSA (2023).

1.3.3 Native American Consultation (Senate Bill 18 and Assembly Bill 52)

The proposed development is a project under CEQA and includes a General Plan Amendment and approval of a Specific Plan; therefore, consultation pursuant to both Senate Bill 18 (SB 18)⁶ and Assembly Bill 52 (AB 52)⁷ is required. The City provided consultation requests (via certified mail) to the following Native American entities on September 21, 2021 with follow-up emails sent on November 1, 2021. **Table 1.C** details the Native American governments contacted pursuant to this legislation.

⁵ *State CEQA Guidelines*, § 15082(c).

⁶ California Government Code §§ 65040.2, 65092, 65351, 65352, 65560, 65352.3, 65352.4, and 65562.

⁷ California Public Resources Code §§ 5097.94, 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3.

Table 1.C: Native American Consultation Summary

Native American Government/Contact ¹	Summary
Agua Caliente Band of Cahuilla Indians	The tribe responded on October 29, 2021 requesting the following: a cultural resources inventory of the project area by a qualified archaeologist; a copy of the EIC records search results; copies of cultural resource documentation (report and site records) generated as a result of the cultural resources studies; and the presence of cultural resource monitor(s) during any ground-disturbing activities.
Augustine Band of Cahuilla Mission Indians	No further contact or consultation request received.
Cabazon Band of Mission Indians	No further contact or consultation request received.
Cahuilla Band of Indians	No further contact or consultation request received.
Campo Band of Diegueno Mission Indians	No further contact or consultation request received.
Ewiiapaayp Band of Kumeyaay Indians	No further contact or consultation request received.
La Posta Band of Diegueno Mission Indians	No further contact or consultation request received.
Los Coyotes Band of Cahuilla and Cupeno Indians	No further contact or consultation request received.
Manzanita Band of Kumeyaay Nation	No further contact or consultation request received.
Mesa Grande Band of Diegueno Mission Indians	No further contact or consultation request received.
Morongo Band of Mission Indians	No further contact or consultation request received.
Pala Band of Mission Indians	The tribe responded on November 10, 2021 requesting to receive project updates, reports of investigations, and any documentation that might be generated regarding archaeological sites as the Project progresses. Further, if the project boundaries are modified to extend beyond the currently proposed limits, the tribe requested updated information and the opportunity to respond to said changes. Finally, the tribe recommended that approved cultural monitors be present on-site during all survey and all ground-disturbing activities.
Pechanga Band of Indians	The tribe responded on September 28, 2021 stating that they are interested in participating in the Project. The tribe requested the following: the tribe receive a notification once the Project begins the entitlement process; the tribe receives copies of all applicable archaeological reports, site records, grading plans, and environment documents; government-to-government consultation occurs between the tribe and the lead agency; and that ground-disturbing activities associated with the Project be observed by a Riverside County qualified archaeologist and Pechanga tribal monitor.
Quechan Tribe of the Fort Mojave Reservation	The tribe responded on September 21, 2021 and noted that they did not wish to provide comments on the Project and would defer to more local tribes.
Ramona Band of Cahuilla, Rincon Band of Luiseno Indians	The tribe responded on November 3, 2021 stating that they believe the area is culturally sensitive and recommended that a cultural resource record search is conducted with a copy of the results provided to the tribe.
Santa Rosa Band of Cahuilla Indians	No further contact or consultation request received.
Soboba Band of Luiseno Indians	The tribe responded on November 1, 2021 stating that the Project location and adjacent areas are considered sensitive to the tribe, and substantial information relating to the presence of Tribal Cultural Resources will be disclosed to the lead agency during formal consultation.
Sycuan Band of the Kumeyaay Nation	No further contact or consultation request received.
Torres-Martinez Desert Cahuilla Indians	No further contact or consultation request received.

Source: Compiled by LSA (2023).

As provided in **Table 1.C**, the City received responses from the Agua Caliente Band of Cahuilla Indians on October 29, 2021, the Pala Band of Mission Indians on November 10, 2021, the Pechanga Band of Indians on September 28, 2021, the Quechan Tribe of the Fort Mojave Reservation on September 21, 2021, the Ramona Band of Cahuilla, Rincon Band of Luiseno Indians on November 3, 2021, and the Soboba Band of Luiseno Indians on November 1, 2021. The tribes’ requests are summarized in **Table 1.C** and discussed further in **Section 4.18**. No other contact or consultation request was received from any other Native American tribal authority.

1.4 ALTERNATIVES TO THE PROPOSED PROJECT

An EIR must describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the Project objectives, and would avoid or substantially lessen its significant effects.⁸ The EIR need not consider every conceivable alternative; rather it must consider a reasonable range of potentially feasible alternatives that “... foster informed decision making and public participation.” The City, as Lead Agency, is responsible for selecting the range of Project alternatives and must disclose its reasoning for selecting those alternatives.

Alternatives that fail to meet most of the stated Project objectives, are infeasible, or do not avoid significant environmental effects may be rejected by the Lead Agency. The “no project” analysis shall discuss the existing conditions at the time the NOP is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.⁹

The City of Menifee has identified the following alternatives to the Project. **Chapter 5.0** of this EIR provides a detailed description of each Project alternative, assesses the potential environmental impacts associated with its construction and operation of each alternative, and provides justification for the selection of the “environmentally superior” alternative.

1.4.1 Alternative 1: No Project/Existing SP 301 Alternative

Under this alternative, the Project site would be developed as currently entitled under the existing Menifee Valley Ranch Specific Plan (SP 301). Per the current SP 301 (per Amendment No. 3), the 590.3-acre Project site would be developed with 1,718 residential dwellings of varying densities and a variety of open space dedicated to park, greenbelt, and recreation (golf course), storm water detention, and conservation uses. This alternative substantially reduces the amount of open space provided within the Project site.

Under this alternative, neither the proposed 560,000 square feet of commercial uses along SR-74 nor the 5.51 million square feet of business park/commercial business park uses would be developed. In the absence of these uses, the retail, commerce, and employment opportunities generated by the Project would not be realized. Additionally, this alternative does not provide an area for the Project’s 5.3-acre Public Facility planning area.

Development of the Project site per the existing entitlements would include grading for building pads, slopes, roadways, and other improvements. This alternative would result in a similar suite of roadway and other related infrastructure improvements to the proposed Project.

⁸ *State CEQA Guidelines*, § 15126.3.

⁹ *State CEQA Guidelines*, § 15126.6(e)(2).

Under this alternative, the discretionary actions associated with the Project (e.g., the proposed General Plan and Specific Plan Amendments, new Specific Plan, and associated zone changes) would not be required. The Project site would remain within the limits of the existing SP 301.

1.4.2 Alternative 2: Residential/Commercial-Office Alternative

The Residential/Commercial-Office Alternative envisions the development of 1.50 million square feet (msf) of commercial and office uses along SR-74. Of this, 1.25 msf would be allotted for commercial uses, with 250,000 square feet reserved for office uses. Based on target floor to area ratio (FAR) of 0.30 for commercial uses and 0.50 for office uses, approximately 107.1 acres would be devoted to these uses. It is anticipated this area would allow the development of neighborhood, local, and regional serving retail and service uses, office-related (e.g., legal, financial, insurance, engineering and similar professions) uses, and/or hotel uses currently permitted in the City's Commercial Retail (CR) and Commercial Office (CO) zones. This alternative includes a similar amount of open space (44.5 acres) as the proposed Project to accommodate greenbelts, active recreation, and conservation uses as well as a similar amount of land (32.4 acres) for the improvement of perimeter and primary interior roadways, and public facilities (5.3 acres). Approximately 15.5 acres would be reserved for a potential future school site.

The balance of land, approximately 385.5 acres, would be dedicated for development of 1,718 dwelling units. This alternative retains the variety of housing product offered with the proposed Project (390 multiple-family units and 1,328 single-family units). Multiple-family residential uses would be developed on approximately 30.2 acres with an average density of 12.9 dwellings/acre, while single-family homes would occupy approximately 355.3 acres with an average density of 3.7 dwellings per acre. The actual residential density of individual planning areas would be determined by the specific residential product developed in each area.

Because the existing SP 301 did not envision this scale of non-residential development on the Project site, this alternative includes a General Plan Amendment, Specific Plan Amendment (to remove the 590.3 acres from SP 301), rezoning, and adoption of a new Specific Plan to establish the land use designations, building intensities, development standards (zoning), and design guidelines to ensure the efficient and orderly development of this alternative.

Under this alternative, the 5.51 million square feet of business park/commercial business park uses would not be developed. In the absence of these uses, the economic and employment opportunities generated by the Project may be reduced. Additionally, this alternative does not provide an area for the Project's 5.3-acre Public Facility planning area.

Development of the Project site under this alternative would include grading for building pads, slopes, roadways, and other improvements. This alternative would result in a similar suite of roadway and other related infrastructure improvements to the proposed Project.

1.4.3 Alternative 3: Reduced Business Park Alternative

This alternative would reduce business park uses by 25 percent (approximately 1,377,500 square feet), resulting in development of approximately 4,132,500 square feet of business park and commercial-business park uses. Based on a FAR of 0.50, this reduction would reduce the area

devoted to these uses by approximately 63.2 acres. The reduction of anticipate square footage devoted to various business park uses has been reduced proportionally. The commercial, open space, roadway, and public facility/school components of the proposed Project would remain unchanged.

When added to the residential area identified under the proposed Project, the 63.2 acres gained through the reduction in business park uses would increase the total residential area of the site to 250 acres. This alternative includes development of the same number of single-family residential units (1,718); therefore, with the additional residential area, overall residential density would be approximately 6.9 units per acre. The actual residential density of individual planning areas would be determined by the specific residential product developed in each area.

This alternative includes a General Plan Amendment, Specific Plan Amendment (to remove the 590.3 acres from SP 301), rezoning, and adoption of a new Specific Plan to establish the land use designations, building intensities, development standards (zoning), and design guidelines to ensure the efficient and orderly development of this alternative.

Development of the Project site under this alternative would include grading for building pads, slopes, roadways, and other improvements. This alternative would result in a similar suite of roadway and other related infrastructure improvements to the proposed Project.

1.4.4 Environmentally Superior Alternative

As described and analyzed in **Chapter 5.0** of this EIR, Alternative 3, the Reduced Business Park Alternative, is the environmentally superior alternative for the proposed Project.

1.5 SUMMARY OF IMPACTS, MITIGATION, AND LEVEL OF IMPACTS

Table 1.D provides a summary of the proposed Project impacts, proposed mitigation measures, and the level of significance of each impact following the application of identified mitigation measures.

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Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
4.1 Aesthetics			
There are no significant impacts related to aesthetics. Compliance with RCM HAZ-2 would ensure that outdoor lighting would not create a new source of substantial light or glare that would adversely affect aviation and day or nighttime views.	Less Than Significant Impact	Refer to RCM HAZ-2.	Less Than Significant Impact
4.2 Agriculture and Forestry Resources			
There are no significant impacts related to agriculture and forestry resources.			
4.3 Air Quality			
The proposed Project would result in significant and unavoidable long-term operational pollutant emissions, even with implementation of Mitigation Measure AIR-1, Mitigation Measure AIR-2, and Mitigation Measure TRA-1. As such, the proposed Project would not be consistent with Indicator 1 of the SCAQMD CEQA Air Quality Handbook.	Potentially Significant Impact	<p>MM AIR-1: During construction of the on-site improvements associated with the proposed Project, the Project contractor shall ensure all 50 horsepower or more off-road diesel-powered construction equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Final engines or the equivalent, except where the Project Applicant establishes to the satisfaction of the City of Menifee (City) that Tier 4 Final equipment is not available. An exemption from these requirements may be granted by the City if the City documents that equipment with the required tier is not reasonably available within Southern California and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment to the extent feasible.</p> <p>MM AIR-2: Prior to issuance of building permits, the City of Menifee shall identify Project design details and specifications, where feasible, to document implementation and compliance with the following emission reduction measures. Implementation of the following measures is considered to be applicable, feasible, and effective in reducing criteria pollutant emissions generated by the Project:</p> <ul style="list-style-type: none"> • All Project Applicants shall consider all feasible alternatives to minimize emissions from diesel equipment (e.g., trucks, construction equipment, and generators). • For high density and mixed-use developments, Project Applicants shall consult with the local transit agency and incorporate all appropriate and feasible transit amenities into the plans, consistent with Section 3.1.4 Bus Rail and Transit Options in the Menifee Valley Specific Plan. • All Project Applicants shall implement walkable neighborhoods by siting parks and community centers near residential areas consistent with Section 2 Land Use Designations and Planning Areas in the Menifee Valley Specific Plan. • All Project Applicants shall incorporate fuel-efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, boiler units, and low or zero-emitting architectural coatings. Project Applicants shall utilize only Energy Star heating, cooling, and lighting devices, and appliances, consistent with CALGreen requirements applicable at time of development applications. • All Project Applicants shall utilize energy-efficient design features, including appropriate site orientation, use of lighter color roofing and building materials, and use of deciduous shade trees and windbreak trees to reduce fuel consumption for heating and cooling. • All Project Applicants shall provide bicycle parking/storage facilities on site. Bicycle parking facilities should be near destination points and easy to find. At least one bicycle parking space for every 20 vehicle parking spaces should be provided. • All Project Applicants shall install Class I or II bike lanes on arterial/collector streets, or where a suitable route exists consistent with Figure 3-7 Bicycle Mobility Plan of the Menifee Valley Specific Plan. • All Project Applicants shall provide building access and paths which are physically separated from street parking lot traffic and that eliminate physical barriers such as walls, berms, landscaping and slopes that impede the use of pedestrians, bicycle facilities, or public transportation vehicles. • All Project Applicants shall provide continuous sidewalks separated from the roadway by landscaping and on-street parking where provided, consistent with Section 3.1.1, Roadway Design Standards, Section 3.2.1, Pedestrian Mobility, and Figure 3-7 Bicycle Mobility Plan of the Menifee Valley Specific Plan. • All Project Applicants shall link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel. • All Project Applicants shall provide traffic reduction modifications to residential roads, such as: narrower streets, speed platforms, bulb-outs, and intersection modifications designed to reduce vehicle speeds and to encourage pedestrian and bicycle travel. • For all parking lots, Project Applicants shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. 	Significant and Unavoidable Impact

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		<ul style="list-style-type: none"> • All Project Applicants shall provide pedestrian access between bus service and major transportation points and to destination points within the Project. • For all high-density residential, mixed-use, business/commercial park, and commercial uses, Project Applicants shall provide a display case or kiosk displaying transportation information in a prominent area accessible to employees, residents, or visitors such as bike route maps, bus schedules, and carpooling and car sharing in a prominent area accessible to employees, residents, or visitors. • For all high-density residential, mixed-use, business/commercial park, and commercial uses, Project Applicants shall provide a display case or kiosk displaying transportation information in a prominent area accessible to employees, residents, or visitors such as bike route maps, bus schedules, and carpooling and car sharing in a prominent area accessible to employees, residents, or visitors. • All Project Applicants shall design street block patterns consistent with the Menifee Valley Specific Plan and City of Menifee Standards and Ordinances. • For all mixed-use, business/commercial park, and commercial uses Project Applicants shall provide preferential parking spaces near the entrance of buildings for those who carpool/vanpool/rideshare and provide signage. • All Project Applicants shall improve the thermal integrity/efficiency of buildings and reduce the thermal load with automated and timed temperature controls or occupant sensors. • Project Applicants for manufacturing and light industrial uses that require refrigerated vehicles, shall install an adequate number of electrical service connections at loading docks for plugging in the anticipated number of refrigerated trailers to reduce idling time and emissions. • Project Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Project Applicants for manufacturing and light industrial uses with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with CARB Rule 2845 (13 California Code of Regulations [CCR] Chapter 10, Section 2485). • Project Applicants shall install 240-volt electrical outlets or Level 3 chargers in parking lots that would enable charging of neighborhood electric vehicles (NEVs) and/or battery powered vehicles. • Project Applicants shall maximize use of solar energy including solar panels, including installing the maximum possible number of solar energy arrays on the building roofs to generate solar energy. • Project Applicants shall maximize the planting of trees in landscaping and parking lots, consistent with the Menifee Valley Specific Plan and City of Menifee Standards and Ordinances. • Project Applicants shall use light-colored paving and roofing materials. • Project Applicants shall install outdoor electrical outlets to promote the use of electric lawn mowers and leaf blowers. <p>MM AIR-3: Prior to issuance of building permits, Project Applicants/Developers shall provide plans that indicate a heating, ventilation, and air conditioning (HVAC) system with a control efficiency sufficient to result in a reduction of a minimum 89 percent of particulates of 10 microns or less, such as Minimum Efficiency Reporting Value (MERV)-13 filters or greater, for indoor air filtration systems. The ventilation system shall be certified to achieve the stated performance effectiveness from indoor areas.</p> <p>Refer to MM TRA-1.</p>	

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
<p>4.4 Biological Resources</p> <p>The proposed Project could result in significant impacts on vegetation communities found within the site, sensitive and common avian species, nesting and migrating birds, burrowing owl, SKR, MSHCP riparian/riverine areas, and jurisdictional aquatic resources. MM BIO-1 through MM BIO-5 are required.</p>	<p>Potentially Significant Impact</p>	<p>MM BIO-1: Prior to issuance of any grading or construction permits, the applicant shall provide payment to the City of Menifee Community Development Department for applicable Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fees. The Local Development Mitigation Fees are subject to change each fiscal year. as such, the Applicant shall pay the current fee amounts according to timing outlined by the Western Riverside County Regional Conservation Authority (RCA). The Applicant shall pay the current fee amounts regarding roadways prior to approval of the Improvement Plan. The Applicant shall pay the current fee amounts regarding residential, commercial and industrial uses, prior to building permit issuance.</p> <p>MM BIO-2: Prior to issuance of any grading permits, the City of Menifee Community Development Department shall confirm that the construction plans indicate that vegetation, including suitable nesting habitat for birds, shall be removed outside the bird nesting season (February 15 through August 31). If vegetation cannot be removed outside the bird nesting season (February 15 through August 31), nesting bird surveys shall be conducted within 3 days prior to project ground disturbance or vegetation removal to ensure that nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code are not disturbed by construction-related activities (i.e., brush clearing and noise). If nesting birds are documented on or in the immediate vicinity (within approximately 300 feet) of the project site, no construction or clearing shall be conducted within an appropriate avoidance buffer surrounding the active nest(s), as determined by a qualified biologist, until the project biologist determines that the young have fledged or the nest is no longer active.</p> <p>MM BIO-3: A qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owls within 30 days prior to site disturbance. Proof of this pre-construction survey shall be provided for approval to the City of Menifee Community Development Department prior to issuance of any grading permits. If burrowing owls are documented on site, the owls shall be relocated/excluded from the site outside of the breeding season following accepted protocols, as specified in MSHCP Section 6.3.2.</p> <p>MM BIO-4: Prior to issuance of any grading permits, the City of Menifee Community Development Department shall confirm that the project applicant has paid the fees pursuant to Ordinance 663.10 for the Stephens' kangaroo rat (SKR) Habitat Conservation Plan (HCP) Fee Assessment Area.</p> <p>MM BIO-5: Prior to any ground-disturbing activity near jurisdictional features on-site, the project applicant shall provide proof to the City of Menifee Community Development Department that applicable permits have been obtained through the Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW) and that permit conditions/mitigation has been fully satisfied for impacts to jurisdictional features. Based on the results of the on-site jurisdictional delineation for the proposed project, the proposed project would permanently impact 1.93 acres of RWQCB jurisdictional nonwetland waters of the State and CDFW jurisdictional unvegetated streambed (i.e., Feature 1 and Feature 2), and 0.03 acre of RWQCB jurisdictional wetland waters of the State and CDFW-jurisdictional associated wetland habitat (i.e., Feature 2 Wetland). The proposed mitigation strategy for on-site impacts shall be the purchase of 2.94 acres of rehabilitation credits (1.5:1 mitigation ratio; 1.93 acres + 0.03 acre = 1.96 X 1.5 ratio = 2.94 acres of mitigation) from the Riverpark Mitigation Bank. Alternatively, on-site impacts shall be mitigated with the purchase of 3.92 acres of preservation credits (2:1 mitigation ratio; 1.93 acres + 0.03 acre = 1.96 X 2 ratio = 3.92 acres of mitigation) from the Barry Jones Skunk Hollow Preservation Bank.</p> <p>The project applicant shall mitigate direct impacts on an additional 0.25 acres of streambed Waters of the State (WOS)/MSHCP riverine features by purchasing an additional 0.38 acres of rehabilitation credits (1.5:1 mitigation ratio) at the Riverpark Mitigation Bank to satisfy anticipated CDFW 1602 and/or RWQCB mitigation requirements. The proposed project would permanently impact 0.17 acre (Feature 5) and 0.08 acre (Feature 4, Feature 6, Feature 7, Feature 8, and Feature 9) of Ephemeral Streambed – Disturbed, which are found in off-site roadway improvement areas. The 1.5:1 ratio of mitigation was previously approved by the Wildlife Agencies following the field visit via email correspondence (Appendix D-7). Alternatively, the project applicant can also offset the additional 0.25 acres of streambed Waters of the State (WOS)/MSHCP riverine features (Feature 4, Feature 5, Feature 6, Feature 7, Feature 8, Feature 9), which are found in off-site roadway improvement areas, by purchasing an additional 0.5 acres of preservation credits at Barry Jones Skunk Hollow or another CDFW-approved mitigation bank within Riverside County at a 2:1 mitigation ratio. This option of mitigation shall also provide biologically equivalent or superior preservation. Notification of Streambed Alteration to CDFW shall be provided to justify the purchasing of credits and mitigation used for the Project Site. In total, the project applicant shall purchase 0.38 acres of rehabilitation credits or 0.5 acres of preservation credits The proposed mitigation strategy for off-site roadway improvement area impacts shall be the purchase of 0.38 acre of rehabilitation credits (1.5:1 mitigation ratio; 0.17 acre + 0.08 acre = 0.25 acre X 1.5 ratio = 0.38 acre of mitigation) from the Riverpark Mitigation Bank. Alternatively, off-site roadway improvement area impacts shall be mitigated with the purchase of 0.50 acre of preservation credits (2:1 mitigation ratio; 0.17 acre + 0.08 acre = 0.25 acre X 2 ratio = 0.50 acre of mitigation) from the Barry Jones Skunk Hollow Preservation Bank.</p>	<p>Less Than Significant Impact</p>

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		<p>The Applicant shall be obligated to implement/comply with the permit conditions and mitigation measures required by the resource agencies regarding impacts on their respective jurisdictions. The proposed mitigation strategy shall prioritize in-kind and in-watershed options per the regulatory agencies' preferences. The regulatory agencies shall make the final determination of the final compensatory mitigation requirements during the permit evaluation process.</p> <p>Prior to any ground-disturbing activity near jurisdictional aquatic resources in off-site improvement areas, the project applicant shall provide proof to the City of Menifee Community Development Department that applicable permits have been obtained through the RWQCB and the CDFW for impacts on jurisdictional aquatic resources. Based on the results of the off-site jurisdictional delineation for the proposed project, the proposed project would permanently impact 0.32 acre of vegetated streambed (i.e., Feature 1, Feature 3, Feature 3A, Feature 4, and Feature 4A). The proposed mitigation strategy for off-site impacts shall be the purchase of 0.48 acre of rehabilitation credits (1.5:1 mitigation ratio; 0.32 acre X 1.5 ratio = 0.48 acre of mitigation) from the Riverpark Mitigation Bank. Alternatively, off-site impacts shall be mitigated with the purchase of 0.64 acre of preservation credits (2:1 mitigation ratio; 0.32 acre X 2 ratio = 0.64 acre of mitigation) from the Barry Jones Skunk Hollow Preservation Bank. Additionally, the jurisdictional determination request forms shall be submitted to the United States Army Corps of Engineers (USACE) to confirm that no jurisdictional waters of the United States occur within the off-site improvements footprint. Should the USACE not agree with the findings of the request forms and determine that jurisdictional waters of the United States occur within the off-site improvements footprint (i.e., the USACE does not issue an AJD confirming that none of the features are USACE jurisdictional resources), applicable permits shall be obtained through the USACE for impacts on jurisdictional aquatic resources. The Applicant shall implement/comply with all permit conditions and mitigation measures required by the resource agencies. Compensatory mitigation to offset impacts on jurisdictional aquatic resources may be implemented through off-site, permittee-responsible mitigation; in-lieu fee program or mitigation bank credit purchase (e.g., Riverpark Mitigation Bank); or a combination of these options depending on availability. The proposed mitigation strategy shall prioritize in-kind and in-watershed options per the regulatory agencies' preferences. The regulatory agencies shall make the final determination regarding compensatory mitigation requirements during the permit evaluation process.</p> <p>The proposed project will impact a total of 2.53 acres of aquatic resources for project site improvements, off-site improvements, and off-site roadway improvements. Total mitigation required shall be 3.8 acres of rehabilitation credits (1.5:1 mitigation ratio) from the Riverpark Mitigation Bank for project site improvements, off-site improvements, and off-site roadway improvements. Alternatively, project site improvements, off-site improvements, and off-site roadway improvements shall be mitigated with the purchase of 5.06 acres of preservation credits (2:1 mitigation ratio) from the Barry Jones Skunk Hollow Preservation Bank.</p>	
4.5 Cultural Resources			
<p>Development of the proposed Project could result in a substantial adverse change to historic resources; therefore MM CUL-1 has been proposed. RCM CUL-1, RCM CUL-2, and RCM CUL-3 have been identified to reduce impacts to archaeological resources that may inadvertently be found during construction activities. RCM TCR-1, RCM TCR-2, RCM TCR-3, and RCM TCR-4 have also been identified to reduce impacts to tribal cultural resources that may inadvertently be found during construction activities. Compliance with CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State's Health and Safety Code, and implementation of RCM CUL-4 and RCM CUL-5 would ensure that any potential impacts to unknown buried human remains would be less than significant.</p>	<p>Potentially Significant Impact</p>	<p>MM CUL-1: Prior to the construction of any bridge structure over the existing San Jacinto Valley Railroad, the developer shall submit evidence to the City for review and approval that any such construction activity avoids the existing rail feature. Furthermore, prior to any bridge construction, the developer shall submit to the City for review and approval plans detailing (but not limited to) the location, orientation, design, and/or materials proposed for any bridge construction to ensure bridge features to not adversely affect the integrity of the existing rail feature.</p> <p>RCM CUL-1: Inadvertent Archaeological Find. If during ground-disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).</p> <p>All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.</p> <p>At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.</p> <p>Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan (CRMP) and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project</p>	<p>Less Than Significant Impact</p>

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		<p>design, in-place preservation of cultural resources located in native soils and/or reburial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p> <p>If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project archeologist, in consultation with the Tribe, and shall be submitted to the City for review and approval prior to implementation of the said plan.</p> <p>Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the Project archaeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.</p> <p>RCM CUL-2: Archaeologist Retained. Prior to issuance of a grading permit the Project applicant shall retain a Riverside County qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground-disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special-interest or tribal monitors.</p> <p>The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.</p> <p>In addition, the Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the Project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> • Project grading and development scheduling. • The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis. • The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. <p>RCM CUL-3: Archaeology Report – Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department’s requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).</p>	

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		<p>RCM CUL-4: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. This measure shall be implemented to the satisfaction of the County.</p> <p>RCM CUL-5: The site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The County Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r). This measure shall be implemented to the satisfaction of the City Planning Department.</p> <p>Refer to RCM TCR-1 through RCM TCR-4.</p>	
4.6 Energy			
There are no significant impacts related to energy.			
4.7 Geology and Soils			
<p>There are no significant impacts related to geology and soils. With compliance with RCM GEO-1 and RCM GEO-2, impacts associated with geology hazards would be less than significant.</p> <p>Compliance with RCMs WQ-1, WQ-2, WQ-3, and WQ-4 would ensure impacts associated with erosion or loss of topsoil would be less than significant.</p> <p>RCMs GEO-3 through GEO-5 are included to protect paleontological resources during Project construction.</p>	Less Than Significant Impact	<p>RCM GEO-1: California Building Code Compliance Seismic Standards. All structures shall be designed in accordance with the seismic parameters presented in the Geotechnical Evaluations prepared for this Project (LGC Geotechnical, Inc., 2018, 2020, and 2021) and applicable sections of the most current California Building Code (CBC). Prior to the issuance of building permits for planned structures, the Soils Engineer and the City of Menifee Chief Building Official, or designee, shall review building plans to verify that the structural design conforms to the requirements of the Geotechnical Evaluations, the most current CBC, and the City’s Municipal Code.</p> <p>RCM GEO-2: Prior to the issuance of grading and/or building permits, the Applicant shall provide evidence to the City for review and approval that proposed structures, features, and facilities to be constructed on the Project site have been designed and will be constructed in conformance with applicable provisions of the most current edition of the California Building Code in effect at the time of development application submittal and that the Final Geotechnical Assessment’s recommendations conform to the most current California Building Code. Additionally, the Applicant shall provide evidence to the City that the recommendations cited in the project-specific Final Geotechnical Assessment are incorporated into project plans and/or implemented as deemed appropriate by the City. The Final Geotechnical Assessment recommendations may include, but are not limited to, removal of existing vegetation, utilities, and any other surface and subsurface improvements that would not remain in place for use with the structures constructed on the Project site. Remedial earthwork, overexcavation, and ground improvement shall occur to depths specified in the Final Geotechnical Assessment to provide a sufficient layer of engineered fill or densified soil beneath structural footings/foundations, as well as proper surface drainage devices and erosion control. Retaining wall parameters shall be in accordance with the Final Geotechnical Assessment to protect against lateral spreading and on-site landslides. Construction of concrete structures in contact with subgrade soils determined to be corrosive shall include measures to protect concrete, steel, and other metals. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading. The recommendations of the Final Geotechnical Assessment shall be implemented to the satisfaction of the City’s Building and Safety Director or designee.</p> <p>RCM GEO-3: Prior to the start of construction, all field personnel shall be briefed regarding the types of fossils that could be found in the Project area and the procedures to follow should paleontological resources be encountered. This training shall be accomplished at the pre-grade kickoff meeting or morning tailboard meeting and shall be conducted by the Project Paleontologist or his/her representative. Specifically, the training shall provide a description of the fossil resources that may be encountered in the Project area, outline steps to follow in the event that a fossil discovery is made, and provide contact information for the Project Paleontologist and on-site monitor(s). The training shall be developed by the Project Paleontologist and may be conducted concurrently with other environmental training (cultural and natural resources awareness training, safety training, etc.).</p> <p>RCM GEO-4: Prior to the commencement of ground-disturbing activities, a qualified professional paleontologist shall be retained to prepare and implement a Paleontological Resource Impact Mitigation Program (PRIMP) for the Project. Initially, full-time monitoring is recommended for grading and excavation activities 4 feet below ground surface that will disturb previously undisturbed Quaternary older alluvium (Qof). Due to soil development and previous agricultural disturbances, monitoring shall not be required in Project areas where construction activities disturb native sediments at depths less than 4 feet below ground surface. Spot-checking may occur in previously undisturbed young alluvial deposits (Qya) in order to determine if Project activities are impacting the underlying highly sensitive Pleistocene units.</p>	Less Than Significant Impact

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		<p>Monitoring shall not be required in Project areas underlain by geologic units with no paleontological resource potential (i.e., the granodiorite to tonalite, Kdvg).</p> <p>Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to divert temporarily the construction equipment around the find until it is assessed for scientific significance and collected. In areas of high sensitivity, monitoring efforts can be reduced or eliminated at the discretion of the Project Paleontologist if no fossil resources are encountered after 50 percent of the excavations are completed.</p> <p>RCM GEO-5: Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation. Preparation shall include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossil specimens shall be identified to the lowest taxonomic level, cataloged, analyzed, and delivered to the Western Science Center for permanent curation and storage. The cost of curation is assessed by the repository and is the responsibility of the Project owner.</p> <p>At the conclusion of laboratory work and museum curation, a final report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the Project. The report shall include a summary of the field and laboratory methods, an overview of the Project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the Western Science Center.</p> <p>Refer to RCM WQ-1 through RCM WQ-4.</p>	
4.8 Greenhouse Gas			
<p>The proposed Project would result in greenhouse gas emissions that would exceed the SCAQMD's scaled screening threshold of 3.4 MT CO₂e per year per service population. Because compliance with future efficiency targets cannot be ensured, GHG emission impacts would remain significant and unavoidable, even with implementation of Mitigation Measures AIR-2 and GHG-1.</p>	<p>Potentially Significant Impact</p>	<p>Refer to MM AIR-2.</p> <p>MM GHG-1: Prior to issuance of a building permit, the City of Menifee shall identify Project design details and specifications, where feasible, to document implementation and compliance with the following emission reduction measures. Implementation of the following measures is considered to be applicable, feasible, and effective in reducing greenhouse gas emissions generated by the Project:</p> <ul style="list-style-type: none"> • Exceed Title 24 standards by 20 percent. • Install programmable thermostat timers and smart meters. • Develop Basis of Design (BOD) documents, commissioning plans, and commissioning reports for heating, ventilation, and air conditioning (HVAC) systems. Perform functional performance testing and system operations training. • Install energy efficient appliances and high-efficiency electric hot water heaters. • Provide electric vehicle (EV) chargers in parking lots. • Provide necessary infrastructure to allow use of 50 percent recycled water for outdoor irrigation. • Adopt a water conservation strategy. • Use water-efficient landscape irrigation systems, reduce turf in landscapes and lawns, and plant native or drought-resistant trees. • Prohibit gas powered landscape equipment and install outdoor electrical outlets. • Use low VOC architectural coatings. • Require cool roof materials (albedo >= 30) or install green roofs. • Maximize interior day light. • Install rainwater collection systems. • Restrict the use of water for cleaning outdoor surfaces/prohibit systems that apply water to non-vegetated surfaces. • Plant shade trees within 40 feet of the south side or within 60 feet of the west sides of properties. • Create new vegetated open space. • Institute or extend recycling and composting services. 	<p>Significant and Unavoidable Impact</p>
4.9 Hazards and Hazardous Materials			
<p>Development of the proposed Project could emit hazardous emissions near a school and result in a safety hazard associated with a nearby airport land use plan. As such, Mitigation Measures AIR-1 through AIR-3 are applicable and Mitigation Measure HAZ-1 is proposed.</p> <p>With adherence to applicable local, State, and federal regulations related to the transport, use, and storage of hazardous materials and RCMs WQ-1 through WQ-4,</p>	<p>Potentially Significant Impact</p>	<p>Refer to MM AIR-1 through AIR-3, RCM WQ-1 through RCM WQ-4, RCM TRA-1.</p> <p>RCM HAZ-1: Hazardous Materials Business Plan. Prior to certificate of occupancy, businesses and other commercial uses within the Specific Plan that would handle hazardous materials and substances in reportable quantities as defined by the Riverside County Department of Environmental Health (DEH) shall submit proof to the City of Menifee Community Development Department that they have submitted a Hazardous Materials Business Plan (HMBP) via the California Environmental Reporting System. At minimum, the HMBP would require facility information, a hazardous material inventory (including site map/plan), and emergency response and training plans. Facilities that would include underground storage tanks in the HMBP are subject to additional approvals from the Riverside County DEH.</p>	<p>Less Than Significant Impact</p>

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
<p>impacts related to hazardous materials during construction would be less than significant.</p> <p>Compliance with RCM TRA-1 would ensure that lane closures during construction of the proposed Project would not result in significant impacts on emergency preparedness or evacuation routes.</p> <p>Due to the type and nature of the uses that would operate on the Project site, the applicability of hazardous materials regulations for potential future businesses, and with adherence to RCM HAZ-1, operation of the Project would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials.</p>		<p>MM HAZ-1: Soil Management Plan. The Applicant shall develop and implement a Soil Management Plan (SMP) to the satisfaction of the Director of Public Works, or designee, prior to the commencement of any ground disturbing or earthwork activities associated with the construction of off-site roadway improvements along McCall Boulevard.</p> <p>MM HAZ-2: Riverside County ALUC Condition of Approval. Prior to commencement of any construction activities, the project applicant shall provide proof to the City of Menifee Community Development Director, or designee, of compliance with the following ALUC conditions as included in their approval letter dated November 16, 2022:</p> <ul style="list-style-type: none"> • Outdoor Lighting. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing. Installation of future rooftop solar panels will require solar glare studies and ALUC review. • Prohibition of certain uses/activities: <ul style="list-style-type: none"> ○ Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in initial takeoff or final landing procedure other than an FAA-approved navigational signal light or visual approach slope indicator; ○ Any use which would cause sunlight to be reflected towards an aircraft engaged in initial takeoff or final landing procedure towards an airport; ○ Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area; ○ Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation; ○ Highly noise-sensitive outdoor nonresidential uses; and ○ Any use which results in a hazard to flight, including physical (tall objects), visual, and electronic forms of interference with the safety of aircraft operations. • “Notice of Airport in Vicinity”: A “Notice of Airport in Vicinity” (attached to the ALUC approval letter, Appendix H-4) shall be provided to all prospective purchasers and occupants of the property. • Stormwater Basins: Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basins shall not include trees or shrubs that produce seeds, fruits, or berries. <p>Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “Landscaping Near Airports” brochure, and the “Airports, Wildlife, and Stormwater Management” brochure available at RCALUC.org, which list acceptable plants from the Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.</p> <p>A notice sign (attached to the ALUC approval letter, Appendix H-4) shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes.” The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.</p>	
4.10 Hydrology and Water Quality			
<p>Development of the proposed Project’s bioretention and detention basins would be subject to conditions imposed by the Riverside County Airport Land Use Commission (ALUC). As such, Mitigation Measure HAZ-1 is proposed.</p> <p>Implementation of RCM WQ-1, RCM WQ-2, RCM WQ-3, and RCM WQ-4, and MM HAZ-1 would ensure that</p>	<p>Potentially Significant Impact</p>	<p>Refer to MM HAZ-2.</p> <p>RCM WQ-1: Construction General Permit. Prior to commencement of construction activities, the Applicant shall obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit)</i>, NPDES No. CAS000002, Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ, or any other subsequent permit. This shall include submission of Permit Registration Documents (PRDs), including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Storm Water Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the</p>	<p>Less Than Significant Impact</p>

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
<p>impacts related to a violation of any water quality standards or waste discharge requirements, degradation of surface or groundwater water quality, inundation of the Project site, and conflict with relevant plans would be less than significant with implementation of the proposed Project.</p> <p>Implementation of RCM WQ-5 would ensure development of the proposed Project would not significantly impact on- or off-site erosion or siltation.</p>		<p>State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number (WDID) is obtained for the proposed Project from the SMARTS and provided to the City Engineer/Public Works Director, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and implementation of construction site best management practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the proposed Project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., soil binders, straw mulch, non-vegetative stabilization, fiber rolls, sandbag barrier, straw bale barrier, stabilized construction entrance/exit, stabilized construction roadway, and entrance/outlet tire wash) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Project site, a Notice of Termination shall be submitted via SMARTS.</p> <p>RCM WQ-2: In compliance with City of Menifee Ordinance 2019-287 Grading Regulations, Section 8.26.060, the Project Applicant shall submit an Erosion Control Plan to the City Engineer/Public Works Director or designee, for review and approval concurrent with the grading permit application or with submittal of the grading plans for each individual development that would occur within the Specific Plan area. An approved erosion control plan from the previous year shall be updated and submitted for approval, if necessary, prior to the start of the rainy season each year, as determined by the City Engineer/Public Works Director.</p> <p>RCM WQ-3: At least 45 days prior to groundwater dewatering activities, the City of Menifee shall submit an NOI to the Santa Ana RWQCB to obtain coverage under the General Waste Discharge Requirements for Discharges to Surface Waters That Pose an Insignificant (De Minimis) Threat to Water Quality (Groundwater Discharge Permit), Order No. R8-2020-0006, NPDES No. CAG998001. The construction contractor shall comply with the requirements of Order No. R8-2020-0006, NPDES No. CAG998001. Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, an NOT shall be submitted to the Santa Ana RWQCB.</p> <p>RCM WQ-4: Prior to issuance of a grading permit, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the City Engineer/Public Works Director or designee for review and approval. The Final WQMP shall specify the BMPs to be incorporated into the proposed Project design to target pollutants of concern in runoff from the Project Site. The Final WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the bioretention facilities meet the hydromodification requirements of the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the Incorporated Cities of Riverside County Within the Santa Ana Region MS4 Permit. The City Engineer/Public Works Director, or designee, shall ensure that the BMPs specified in the Final WQMP are incorporated into the final Project design.</p> <p>RCM WQ-5: Prior to issuance of a grading permit, the Applicant shall submit a Final Hydrology and Hydraulic Analyses to the City Engineer/Public Works Director or designee and the Riverside County Flood Control and Water Conservation District for review and approval. The Final Hydrology and Hydraulic Analyses shall be prepared consistent with the requirements of the <i>Riverside County Flood Control and Water Conservation District Hydrology Manual</i> and the <i>Riverside County Flood Control Water Conservation District Design Handbook for Low Impact Development Best Management Practices</i>, and Phase I MS4 Permit R8-2010-0033, NPDES No. CAS 618033 as amended by Order No. R8-2013-0024. The City Engineer/Public Works Director, or designee, shall ensure that the drainage facilities specified in the Final Hydrology and Hydraulic Analyses are incorporated into the final Project design.</p>	
4.11 Land Use and Planning			
<p>Despite payment of fees or implementation of intersection improvements identified in MM LU-1, development of the proposed Project would result in a conflict with the General Plan Circulation Element.</p> <p>ALUC determined the project to be consistent with the 2014 MARB ALUCP, subject to implementation of MM HAZ-1: conditions of approval.</p> <p>The Project is located within an MSHCP Burrowing Owl Survey Area and contains aquatic features determined to be jurisdictional. With implementation of Mitigation Measures BIO-2, BIO-3, and BIO-5, as well as payment of applicable MSHCP Local Development Mitigation</p>	Potentially Significant Impact	<p>Refer to MM BIO-1 through MM BIO-5, and MM HAZ-2.</p> <p>MM LU-1: Circulation Element Consistency. At intersections and roadway segments where the project contributes to an unsatisfactory LOS that conflicts with Circulation Element policies that strive to maintain desired LOS (Policy C.1.2), the Project Applicant shall be responsible or improvements identified by the City a part of the Project's Conditions of Approval. The timeline for implementation of these improvements will also be identified in the Project's Conditions of Approval. Where there is a funding mechanism (fee program) for the recommended improvements, payment into the fee program shall be considered sufficient for mitigation of project-related operational deficiencies. At study locations where the addition of project traffic creates an operational deficiency and there is no funding mechanism in place, the project shall be responsible for the implementation of the improvement. At locations where the project adds to or creates a forecast deficiency and there is no funding mechanism in place, the project shall be responsible for its fair share payment, as calculated based on project traffic as a percentage of total growth from existing to Horizon Year (2045) plus Project scenario conditions. The timing for payment of fees or physical improvements shall be established through the Project's Conditions of Approval.</p>	Significant and Unavoidable Impact (General Plan Circulation Element consistency)

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
fees (MM BIO-1 and MM BIO-4), the proposed Project would not conflict with or obstruct implementation of the MSHCP.			
4.12 Mineral Resources			
There are no significant impact related to mineral resources.			
4.13 Noise and Vibration			
Development of the proposed Project could result in damaging construction vibration impacts. RCM N-1 would be required to minimize construction noise at residential land uses.	Potentially Significant Impact	<p>MM N-1: Prior to issuance of grading or building permits, the City of Menifee shall confirm that construction specifications indicate the construction contractor shall restrict loaded trucks or require the use of light pick-up trucks within 15 feet of the residential structures along Menifee Road north of State Route 74 (SR-74). In addition, the City of Menifee shall confirm that construction specifications indicate that the construction contractor shall restrict large bulldozers and loaded trucks or require the use of small rubber-tired bulldozers and light pick-up trucks within 15 feet of the residential structures along McCall Boulevard between Durant Street and Junipero Road.</p> <p>RCM N-1: Prior to and during construction, the construction contractor shall implement the following measures to minimize construction noise pursuant to Section 8.01.010 of the City of Menifee Municipal Code and Section 9.52.020(H) of the County of Riverside Code.</p> <ul style="list-style-type: none"> • Construction Hours. The construction contractor shall limit construction activities to between 6:30 a.m. and 6:00 p.m. during the months of June through September and between 7:00 a.m. and 6:00 p.m. during the months of October through May. Construction shall be prohibited outside of these hours, on Sundays or nationally recognized holidays unless approval is obtained from the City Building Official or City Engineer. • Mufflers. During all Project site excavation and grading, the Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. • Construction Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and most noise-sensitive receptors nearest the Project site during Project construction. • Stationary Equipment. The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Project site. 	Less Than Significant Impact
4.14 Population and Housing			
There are no significant impacts related to population and housing.			
4.15 Public Services			
There are no significant impacts related to public services. Implementation of RCM PS-1 through PS-4 would ensure that potential impacts on fire protection services, police protection services, schools, and other public facilities would be less than significant. Implementation of RCM TRA-1 would ensure that emergency vehicles and emergency service providers (i.e., fire department personnel) know of any detours or road closures caused by the construction of the proposed Project.	Less Than Significant Impact	<p>Refer to RCM TRA-1.</p> <p>RCM PS-1: Prior to the issuance of building permits by the City of Menifee, the most current Fire Protection Facilities Development Impact Fee for commercial and business park development shall be paid by the developer as calculated by the City. The building permits shall be issued by the City after proof of the appropriate Fire Protection Facilities Development Impact Fee is paid. Prior to the certificate of occupancy permits by the City of Menifee, the most current Fire Protection Facilities Development Impact Fee for residential development as calculated by the City shall be paid by the developer. The occupancy permits shall be issued by the City after proof of the appropriate Fire Protection Facilities Development Impact Fee is paid.</p> <p>RCM PS-2: Prior to the issuance of building permits by the City of Menifee, the most current Police Facilities Development Impact Fee for residential development as calculated by the City shall be paid by the developer. The building permits shall be issued by the City after proof of the appropriate Police Facilities Development Impact Fee is paid. Prior to the certificate of occupancy permits by the City of Menifee, the most current Police Facilities Development Impact Fee for residential development shall be paid by the developer as calculated by the City. The occupancy permits shall be issued by the City after proof of the appropriate Police Facilities Development Impact Fee is paid.</p> <p>RCM PS-3: Prior to the issuance of building permits by the City of Menifee, the most current School Development Impact Fee to the Romoland School District and the PUHSD for residential, commercial, and business park development as applicable shall be paid by the developer. The building permits shall be issued by the City after proof that the appropriate School Development Fees to the Romoland School District and the PUHSD are paid.</p> <p>RCM PS-4: Prior to the issuance of building permits by the City of Menifee, the most current Public Facilities Development Impact Fee for commercial and business park development shall be paid by the developer as calculated by the City. The building permits shall be issued by the City after proof of the appropriate Public Facilities Development Impact Fee is paid.</p>	Less Than Significant Impact

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		Prior to the certificate of occupancy permits by the City of Menifee, the most current Public Facilities Development Impact Fee for residential development as calculated by the City shall be paid by the developer. The occupancy permits shall be issued by the City after proof of the appropriate Public Facilities Development Impact Fee is paid.	
4.16 Recreation			
There are no significant impacts related to recreation. Implementation of RCM REC-1 would ensure potential impacts on recreation facilities would be less than significant.	Less Than Significant Impact	RCM REC-1: Prior to the issuance of building permits by the City of Menifee, the most current Parkland dedication and/or in lieu fee for residential, commercial, and business park development shall be dedicated and/or paid by the developer as calculated by the City, pursuant to Chapter 7.75 and/or 8.03 (whichever is applicable) of the City's Municipal Code. The building permits shall be issued by the City once proof of the appropriate parkland dedication is determined and/or in lieu fee is paid.	Less Than Significant Impact
4.17 Transportation			
<p>Even with implementation of MM LU-1, development of the proposed project would conflict with the General Plan Circulation Element.</p> <p>Development of the proposed Project could conflict with <i>State CEQA Guidelines</i> Section 15064.3, Subdivision(b) related to VMT. MM TRA-1 would help reduce VMT impacts but cannot be guaranteed to reduce the industrial and service component's VMT per employee and retail component's total VMT to a less than significant level. VMT impacts would be reduced but not entirely eliminated with the implementation of MM TRA-1.</p> <p>Implementation of RCM TRA-1 would ensure potential impacts on emergency access and evacuation would be less than significant.</p>	Potentially Significant Impact	<p>Refer to MM LU-1.</p> <p>RCM TRA-1: Construction Traffic Management Plan. Prior to commencement of grading activities, the construction contractor shall prepare a CTMP to the satisfaction of the City of Menifee and shall ensure that the plan is implemented during construction with the goal of maintaining safe conditions to adjacent roadways during peak traffic hours and ensuring that construction traffic does not queue on public roadways. The CTMP shall be consistent with the <i>California Temporary Traffic Control Handbook</i> (CATTCH) (previously known as the California Joint Utility Traffic Control Manual). At a minimum, the CTMP shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Provisions for temporary traffic control to improve traffic flow on public roadways and ensure the safe access into and out of the site (e.g., warning signs, lights and devices, and flag personnel); • Prohibiting construction-related vehicles from parking on public streets; • Providing safety precautions for pedestrians, equestrians, and bicyclists through such measures as alternate routing and protection barriers; • Obtaining the required permits for truck haul routes from the City of Menifee and/or the California Department of Transportation (Caltrans); • Maintaining unobstructed emergency access to the project site and adjacent areas during all phases of construction. Flag personnel shall be trained to assist in emergency response by restricting or controlling the movement of traffic that could interfere with emergency vehicle access. <p>MM TRA-1: Prior to issuance of building permit/occupancy permits, the Project Applicant shall prepare a Transportation Demand Management (TDM) strategy report for review and approval by the City Traffic/Transportation Manager. The TDM strategy shall include measures to reduce Project vehicle miles traveled (VMT), including but not limited to:</p> <ul style="list-style-type: none"> • Construction of an additional 44.8 miles of sidewalks. CAPCOA transportation measure "T-18: Provide Pedestrian Network Improvement" was deemed applicable to estimate the VMT reduction due to Project pedestrian features. Based on CAPCOA estimates, the pedestrian features have a potential to reduce 6.4 percent of the Project VMT, which is the cap or maximum for the measure. • Construction of interconnecting Class I, Class II, and Class III bike lanes throughout the interior and perimeter of the Project site). Specific Plan uses would also provide appropriate bicycle facilities (i.e., racks and lockers) as required by the latest California Green Building Standards (CALGreen Code 5.106.4 Bicycle Parking). <ul style="list-style-type: none"> ○ CAPCOA transportation measure "T-19A: Construct or Improve Bike Facility" was deemed applicable to estimate the VMT reduction due to Project bicycle features. Based on CAPCOA estimates, the Project bicycle design features have a potential to reduce 0.5 percent of the Project VMT for all the bicycle facilities combined. ○ CAPCOA transportation measure "T-10: Provide End-of-Trip Bicycle Facilities" was deemed applicable to estimate the VMT reduction due to end-of-trip bike facilities. A total of six facilities were assumed: <ul style="list-style-type: none"> ▪ One facility in Planning Area 6 for the proposed school site; ▪ One facility each for the Business Park uses in Planning Areas 10, 11, and 12; and ▪ Two facilities in Planning Area 13 for Commercial uses (both sides of Malaga Road). Based on CAPCOA estimates, the Project end-of-trip bicycle facilities at all six locations have a combined potential to reduce 0.4 percent of the Project VMT. 	Significant and Unavoidable Impact

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		<ul style="list-style-type: none"> Provide Electric Vehicle Parking and EV Charging Infrastructure. CAPCOA transportation measure “T-14: Provide Electric Vehicle Charging Infrastructure” was deemed applicable to estimate VMT reduction via reduced GHG emissions. Based on CAPCOA estimates, provision of EV charging infrastructure has a potential to achieve a maximum VMT reduction of up to 11.9 percent, dependent on the number of EV charging stations the Project may provide (in addition to CALGreen requirements). Unbundle Residential Parking Costs from Property Costs. CAPCOA transportation measure “T-16: Unbundle Residential Parking Costs from Property Cost” was deemed applicable to estimate VMT reduction by charging for additional residential parking space. Based on CAPCOA estimates, fee implementation of additional parking space has a potential to achieve a maximum of up to 15.7 percent VMT reduction for the Project’s multifamily uses. <p>Although proposed Project design features such as pedestrian and bicycle improvements have the potential to reduce the Project vehicle VMT and act as VMT mitigation measures, the Project cannot mitigate VMT impacts to a less than significant level; therefore, the Project would conflict or be inconsistent with <i>CEQA Guidelines</i> Section 15064.3, subdivision (b).</p>	
4.18 Tribal Cultural Resources			
<p>There would be no significant impacts related to tribal cultural resources. With adherence to RCM TCR-1, RCM TCR-2, RCM TCR-3, RCM TCR-4, MM TCR-1, MM TCR-2, and MM CUL-1, impacts to known tribal cultural resources and resources that may inadvertently be found during construction activities would be less than significant.</p>	<p>Potentially Significant Impact</p>	<p>Refer to MM CUL-1.</p> <p>RCM TCR-1: Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of ground-disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> One or more of the following treatments, in order of preference, shall be employed with the Tribes. Evidence of such shall be provided to the City of Menifee Community Development Department: <ul style="list-style-type: none"> Preservation-in-Place of the Cultural Resources, If Feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. Reburial of the Resources on the Project Property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the City under a confidential cover and will not be subject to Public Records Requests. <p>If preservation in place or reburial is not feasible, then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources, thereby ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, items of Native American Cultural Patrimony, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.</p> <p>RCM TCR-2: Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).</p> <p>RCM TCR-3: Native American Monitoring (Pechanga Band of Indians). Tribal monitor(s) shall be required on site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-named Tribe and the land divider/permit holder for the monitoring of the Project to the Community Development Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.</p> <p>RCM TCR-4: Native American Monitoring (Soboba Band of Luiseño Indians). Tribal monitor(s) shall be required on site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseño Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-named Tribe and the land divider/permit holder for the monitoring of the Project to the</p>	<p>Less Than Significant Impact</p>

Table 1.D: Environmental Impacts and Mitigation Measures

Issues/Impacts	Significance Before Mitigation	Mitigation Measures and Regulatory Compliance Measures	Significance After Mitigation
		<p>Community Development Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.</p> <p>MM TCR-1: Cultural Resource ESA Fencing. Prior to any ground disturbing activities of the area that encompasses CA-RIV-3249, the Project Archaeologist and Tribal monitors shall ensure that appropriate temporary fencing is installed (i.e., orange fabric/barrier fencing) around the resource to prevent any unintentional disturbances during ground disturbing activities on the Project site. The fencing will be installed before clearing and grubbing and will not be removed until all earthmoving activities within the immediate vicinity of the resource have been completed. The Project Archaeologist and Pechanga Tribal monitor will be on site to monitor the fence installation and removal and will conduct daily inspections of the fencing to make sure that it is intact and has not been breached.</p> <p>MM TCR-2: Relocation and Reburial of CA-RIV-12345. Prior to ground disturbance of the area that encompasses CA-RIV-12345, the Project Archaeologist and Tribal Monitors shall identify and collect elements of the site for reburial in open space. It is anticipated that reburial can occur within the Project’s designated open space; however, given that there is an existing cultural resource site within the open space, the reburial location shall be reviewed by the Tribe to confirm it is located outside of the existing site boundary.</p>	
4.19 Utilities and Service Systems			
<p>There are no significant impacts related to utilities and service systems. With adherence to RCM UT-1 and RCM UT-2, impacts related to utilities and service systems would be less than significant.</p>	<p>Less Than Significant Impact</p>	<p>RCM UT-1: Prior to building permit issuance by the City of Menifee (City) for commercial and industrial land uses, and prior to occupancy for residential land uses, the most current Development Impact Fees (DIFs) for the applicable project land uses shall be paid as calculated by the City. The grading permit for respective land uses would be issued by the City once there is proof that the appropriate Development Impact Fees have been paid.</p> <p>RCM UT-2: Prior to project construction, the Eastern Municipal Water District (EMWD) has required the developer of the Project to meet with EMWD staff to establish development design conditions, which will detail water, wastewater, and recycled water requirements to serve the Project. If there is a change in the circumstances detailed in the Water Supply Assessment (WSA), EMWD will address the changes in the development design conditions for the Project. The project applicant shall provide proof to the City of Menifee Community Development Department that a meeting with EMWD has occurred.</p>	<p>Less Than Significant Impact</p>
4.20 Wildfire			
<p>There are no significant impacts related to wildfire. Implementation of RCM TRA-1 would ensure potential impacts on emergency access and evacuation would be less than significant.</p>	<p>Less Than Significant Impact</p>	<p>Refer to RCM TRA-1.</p>	<p>Less Than Significant Impact</p>

Source: Compiled by LSA (2023).

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