

**DRAFT**

**ENVIRONMENTAL IMPACT REPORT**

**MENIFEE VALLEY SPECIFIC PLAN**

**MENIFEE, CALIFORNIA**

**LSA**

October 2023

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**DRAFT**

# **ENVIRONMENTAL IMPACT REPORT**

## **MENIFEE VALLEY SPECIFIC PLAN MENIFEE, CALIFORNIA**

Submitted to:

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Project No. CIM2106



October 2023

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## LIST OF ABBREVIATIONS AND ACRONYMS

°C	degrees Celsius
°F	degrees Fahrenheit
µg/m <sup>3</sup>	micrograms per cubic meter
AAQS	ambient air quality standards
AB	Assembly Bill
ac	acre(s)
ACBCI	Agua Caliente Band of Cahuilla Indians
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADT	average daily traffic
AF	acre-feet
AFY	acre-feet per year
AJD	Approved Jurisdictional Determination
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
APE	Area of Potential Effects
APN	Assessor's Parcel Number
APS	Alternative Planning Strategy
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	Air Resources Board
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
Basin	South Coast Air Basin
bgs	below ground surface
BMP	best management practice
BNSF	Burlington Northern Santa Fe
BNSF RR	BNSF Railway
BOD	Basis of Design
BP	Business Park
BSA	biological study area
BTU	British thermal unit
BTU/yr	British thermal units per year
CAAQS	California ambient air quality standards

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CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal GEM	California Department of Conservation Geologic Energy Management Division
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
California Register	California Register of Historical Resources
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CASSA	Critical Area Species Survey Area
CAT	Climate Action Team
CATTCH	California Temporary Traffic Control Handbook
CBC	California Building Code
C-BP	Commercial-Business Park
CBSC	California Building Standards Commission
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
Certified 2013 EIR	2013 General Plan Circulation Element Environmental Impact Report
CESA	California Endangered Species Act
CFC	California Fire Code
CFR	Code of Federal Regulations
cfs	cubic feet per second
CGP	Construction General Permit
CGS	California Geological Survey
CH <sub>4</sub>	methane
CHRIS	California Historical Resources Information System
City	City of Meniffee
CIWMP	Countywide Integrated Waste Management Plan
CLCA	California Land Conservation Act of 1965 (Williamson Act)
CNDDB	California Natural Diversity Database

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CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	CO <sub>2</sub> equivalent
COC	constituents of concern
County	County of Riverside
CPTED	Crime Prevention through Environmental Design
CPUC	California Public Utilities Commission
CRMP	Cultural Resources Management Plan
CTMP	Construction Traffic Management Plan
CTR	California Toxics Rule
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
CWC	California Water Code
cy	cubic yard(s)
CZ	Change of Zone
DA	Development Agreement
dB	decibel(s)
dba	A-weighted decibel(s)
dba L <sub>eq</sub>	A-weighted decibels of equivalent continuous sound level
DBESP	Determination of Biologically Equivalent or Superior Preservation
DDT	dichlorodiphenyltrichloroethane
DEH	Department of Environmental Health
DIF	Development Impact Fee
DOC	Department of Conservation
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EDC-SG	Economic Development Corridor-Southern Gateway
EIA	United States Energy Information Administration
EIC	Eastern Information Center
EIR	Environmental Impact Report
EJ	environmental justice
EMFAC2021	California Emission Factor Model
EMWD	Eastern Municipal Water District
EO	Executive Order

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EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ESA	Environmental Site Assessment
ESFR	Emergency Suppression Fast Response
EV	electric vehicle
FAA	Federal Aviation Administration
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIP	Federal Implementation Plan
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
Forest Practice Act	Z'Berg-Nejedly Forest Practice Act
FR	Federal Register
FRA	Federal Responsibility Area
FRAP	Fire and Resource Assessment Program
FSZ	Farmland Security Zone
FTA	Federal Transit Administration
GHG	greenhouse gas
GMZ	Groundwater Management Zone
GPA	General Plan Amendment
GSAs	groundwater sustainability agencies
GSP	Gross State Product
GWh	gigawatt-hour(s)
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCD	Housing and Community Development Department
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
Hillmann	Hillmann Consulting, LLC
HMBP	Hazardous Materials Business Plan
HMRRP	Hazardous Materials Release Response Plan
HQTA	High-Quality Transit Area

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HRA	Health Risk Assessment
HSC	Health and Safety Code
HU	hydrologic unit
HUC	Hydrologic Unit Code
HVAC	heating, ventilation, and air conditioning
HWMP	Hazardous Waste Management Plan
I-15	Interstate 15
I-215	Interstate 215
IA	Implementing Agreement
ICC	International Code Council
ICRA	Infection Control Risk Assessment
IFC	International Fire Code
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
ISA	International Society of Arboriculture
IWMP	Integrated Waste Management Plan
JPR	Joint Project Review
kWh	kilowatt-hour(s)
lbs/day	pounds per day
LCFS	Low Carbon Fuel Standard
LEA	Local Enforcement Agency
$L_{eq}$	equivalent continuous sound level
LGC	Local Government Commission
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
$L_{max}$	maximum instantaneous noise level
LOS	level(s) of service
LRA	Local Responsibility Area
LST	localized significance threshold
LTS	Level of Traffic Stress
MARB	March Air Reserve Base
MBTA	Migratory Bird Treaty Act
MCF/day	million cubic feet per day
MDP	Master Drainage Plan
MEI	maximally exposed individual
MERV	Minimum Efficiency Reporting Value
mgd	million gallons per day



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mi	mile(s)
MLD	Most Likely Descendant
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric ton(s)
MMT CO <sub>2</sub> e	million metric tons of CO <sub>2</sub> e
MNSP	Meniffee North Specific Plan
MPD	Meniffee Police Department
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
MRMP	Mineral Resource Management Policy
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSDS	Material Safety Data Sheet
msf	million square feet
MSHCP	Multiple Species Habitat Conservation Plan
MT	metric ton(s)
MT CO <sub>2</sub> e/year	metric tons of CO <sub>2</sub> e per year
MT CO <sub>2</sub> e/year/SP	metric tons of CO <sub>2</sub> e per year per service population
MUSD	Meniffee Union School District
MVSP	Meniffee Valley Specific Plan
MW	megawatt(s)
MWD	Metropolitan Water District
MWEL	Model Water Efficient Landscape Ordinance
N <sub>2</sub> O	nitrous oxide
NAAQS	national ambient air quality standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NCCP	Natural Community Conservation Plan
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plant Species Survey Area
NEV	neighborhood electric vehicle
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act of 1966

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NHTSA	National Highway Traffic Safety Administration
NIMS	National Incident Management System
NO <sub>2</sub>	nitrogen dioxide
NOA	Notice of Availability
NOC	Notice of Completion
NOI	Notice of Intent
NOP	Notice of Preparation
NOT	Notice of Termination
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NRCS	Natural Resources Conservation Service
O <sub>3</sub>	ozone
OA	Operational Area
OCP	organo-chlorine pesticides
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OHWM	ordinary high water mark
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PAH	polycyclic aromatic hydrocarbon
Pb	lead
PCBs	polychlorinated biphenyls
Pechanga	Pechanga Band of Luiseño Indians
PEIR	Program Environmental Impact Report
PFAS	per- and polyfluoroalkyl substances
PFCs	perfluorocarbons
PGA	peak ground acceleration
PM	particulate matter
PM <sub>10</sub>	particulate matter less than 10 microns in diameter
PM <sub>2.5</sub>	particulate matter less than 2.5 microns in diameter
PME	Preliminary Maintenance Exhibit
PPC	Preliminary Park Concept
ppm	parts per million
PPV	peak particle velocity
PRA	Paleontological Resource Assessment
PRC	Public Resources Code

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PRDs	Permit Registration Documents
PRIMP	Paleontological Resource Impact Mitigation Program
Project	proposed Menifee Valley Specific Plan
proposed Project	proposed Menifee Valley Specific Plan Project
PUHSD	Perris Union High School District
RBC	Rocks Biological Consulting
RCA	Regional Conservation Authority
RCALUCP	Riverside County Airport Land Use Compatibility Plan
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCHCA	Riverside County Habitat Conservation Agency
RCM	Regulatory Compliance Measure
RCP	Regional Comprehensive Plan
RCP	reinforced concrete pipe
RCRA	Resource Conservation and Recovery Act
RCTC	Riverside County Transportation Commission
REC	recognized environmental condition
RHNA	Regional Housing Needs Assessment
RIVCOM	Riverside County Model
RMS	root-mean-square
ROG	reactive organic gas
RPS	Renewables Portfolio Standard
RSD	Romoland School District
RTA	Riverside Transit Agency
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
RWRF	Regional Wastewater Reclamation Facility
SAA	Streambed Alteration Agreement
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
SDWA	Safe Drinking Water Act

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SEMS	Standard Emergency Management System
sf	square foot/feet
SF <sub>6</sub>	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SHMA	Seismic Hazard Mapping Act
SHMP	State Hazard Mitigation Plan
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SKR	Stephens' kangaroo rat
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SMARTS	Stormwater Multiple Application and Report Tracking System
SMGB	State Mining and Geology Board
SMP	Soil Management Plan
SO <sub>2</sub>	sulfur dioxide
Soboba	Soboba Band of Luiseño Indians
SoCalGas	Southern California Gas Company
SO <sub>x</sub>	sulfur oxides
SP	Specific Plan
SP 301	Menifee Valley Ranch Specific Plan No. 301
SPA	Specific Plan Amendment
sq mi	square mile(s)
SR-74	State Route 74
SR-79	State Route 79
SRA	State Responsibility Area
SRRE	Source Reduction and Recycling Element
SSC	Species of Special Concern
STP	shovel test pit
SWAPE	Soil Water Air Protection Enterprise
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SWRCC	Southwest Regional Council of Carpenters
TAC	toxic air contaminant
TASAS	Traffic Accident Surveillance and Analysis System
T-BACTs	best available control technologies for toxics
TDM	Transportation Demand Management

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TDS	total dissolved solids
TIA	Traffic Impact Analysis
TMDL	Total Maximum Daily Load
TPA	Transit Priority Area
tpd	tons per day
TPH	total petroleum hydrocarbons
TPZ	Timberland Production Zone
TRU	transport refrigeration unit
TUMF	Transportation Uniform Mitigation Fee
UCMP	University of California Museum of Paleontology
UCR	University of California Riverside
UNFCCC	United Nations Framework Convention on Climate Change
USACE	United States Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
USHUD	United States Department of Housing and Urban Development
UST	underground storage tank
UWMP	Urban Water Management Plan
VdB	vibration velocity decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WAS	Water Supply Assessment
WDID	Waste Discharge Identification Number
WDR	Waste Discharge Requirement
WM	Waste Management
WOS	Waters of the State
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WSA	Water Supply Assessment
WSC	Western Science Center
WSCP	Water Shortage Contingency Plan
WSP	Wetland Sample Point

WUI	wildland-urban interface
ZEV	zero emission vehicle
ZNE	zero net energy