

FLEMING RANCH SPECIFIC PLAN

SPECIFIC PLAN NO. 2017-187 (SP 2017-187)
CHANGE OF ZONE NO. 2017-188 (CZ 2017-188)

INITIAL STUDY/NOTICE OF PREPARATION

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ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
AB-32	Assembly Bill 32
AB-52	Assembly Bill 52
ACOE	United States Army Corps of Engineers
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CASSA	Criteria Area Species Survey Area
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CH ₄	Methane
CMP	Congestion Management Program
CO ₂	Carbon Dioxide
CPS	Scenic Highway Commercial (Zoning Classification)
CWA	Clean Water Act
cy	cubic yards
CZ	Change of Zone
DA	Development Agreement
DTSC	Department of Toxic Substances Control
d.u.	dwelling unit
du/ac	dwelling units per acre
DWR	Department of Water Resources
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
GHG	Greenhouse Gas
GIS	Geographic Information Systems
GPD	Gallons per Day
GPM	Gallons per Minute
HCP	Habitat Conservation Plan
I	Interstate
LOS	Level of Service
MDR	Medium Density Residential (Land Use Designation)
mgd	million gallons per day
MND	Mitigated Negative Declaration
MSHCP	Multiple Species Habitat Conservation Plan
MUSD	Menifee Union School District
ND	Negative Declaration
NEPSSA	Narrow Endemic Plant Species Survey Area
NEV	Neighborhood Electric Vehicle
No.	Number
NO ₂	Nitrogen Dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
Ord.	Ordinance
OS-C	Open Space – Conservation (General Plan Land Use Designation)
OS-R	Open Space – Recreation (General Plan Land Use Designation)
PM _{2.5}	Particulate Matter (<2.5 microns diameter)
PM ₁₀	Particulate Matter (<10 microns diameter)
pph	persons per household
PUHSD	Perris Union High School District
PVRWRF	Perris Valley Regional Water Reclamation Facility
R-1	One Family Residential (Zoning Classification)
RCA	Riverside Conservation Authority
RCB	Reinforced Concrete Box Culvert
RCDWR	Riverside County Department of Waste Resources
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCHCA	Riverside County Habitat Conservancy Agency
RCIT	Riverside County Information Technology
RCTC	Riverside County Transportation Commission
RCTLMA	Riverside County Transportation and Land Management Agency
ROW	Right of Way
RTA	Riverside Transit Agency

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB 18	Senate Bill 18
SB 32	Senate Bill 32
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
s.f.	square feet or square foot
SKR	Stephens' kangaroo rat
SP	Specific Plan
S-P	Specific Plan (Zoning Classification)
SR	State Route
SWPPP	Storm Water Pollution and Prevention Plan
TTM	Tentative Tract Map
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the physical environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Fleming Ranch Specific Plan (SP 2017-187, the "Project") and its associated implementing actions to affect the physical environment. Proposed SP 2017-187 encompasses approximately 331.0 acres of land, generally located east of Encanto Drive, south of Rouse Road, west of the future extension of Antelope Road, and generally north of Chambers Avenue. The proposed Project seeks to develop up to 1,080 dwelling units with minimum 5,000 square feet (s.f.) lots on approximately 222.6 acres, 20.4 acres of commercial retail accommodating up to 225,000 s.f. of retail space¹, a 12.9-acre sports park, enhanced paseos on 4.8 acres, water quality/detention basins on 27.5 acres, conserved open space on 6.3 acres, and approximately 36.5 acres of roadways. Discretionary applications currently under consideration by City of Menifee include a Specific Plan (SP 2017-187) and Change of Zone (CZ 2017-188). Prior to public review of the EIR, applications for three (3) Tentative Tract Maps (TTM) and a Development Agreement are anticipated to be filed with the City to implement SP 2017-187.

As part of the City of Menifee's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared on behalf of and representing the independent judgment of the City of Menifee Planning Division, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. The results of the Initial Study (IS) determine which type of CEQA compliance document will be prepared, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 SCOPE OF ENVIRONMENTAL ANALYSIS

City of Menifee prepared the proposed Project's IS Checklist as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in Section 4.0 and it includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

- 1. Potentially Significant Impact.** This response is used to indicate that there is substantial evidence that the Project would result in an effect that may be significant.

¹ Note: Commercial Planning Areas 16 and 17 may be developed with up to 275,000 s.f. of office or 350,000 of other non-residential uses in lieu of 225,000 s.f. of commercial uses, as discussed in Subsection 2.2.1, *Commercial*, of the proposed Fleming Ranch Specific Plan.

2. **Less than Significant with Mitigation Incorporated.** This response is used to indicate that incorporation of mitigation measures would reduce an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”
3. **Less-than-Significant Impact.** This response is used to indicate that the Project result in less-than-significant impacts.
4. **No Impact.** This response is used to indicate that the Project would not create an impact in that particular environmental category. “No Impact” answers need to be adequately supported by information which shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

1.3 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects, and concludes that an EIR is required for the proposed Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/ Water Quality
- Land Use/ Planning
- Noise
- Paleontological Resources
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/ Service Systems
- Energy Conservation
- Mandatory Findings of Significance

2.0 PROJECT DESCRIPTION AND SETTING

2.1 PROJECT LOCATION

The proposed 331.0-acre Fleming Ranch Specific Plan (Project) is located in the northern portion of the City of Menifee. As shown on Figure 2-1, *Regional Map*, the City of Menifee is bound to the west by the City of Canyon Lake and City of Lake Elsinore; to the north by the City of Perris; to the east by unincorporated Riverside County; and to the south by the City of Murrieta.

The Project analyzed in this Initial Study would affect an approximately 331.0-acre property, referred to herein as the “Project site.” As depicted on Figure 2-2, *Vicinity Map*, the Project site is located east of Interstate 215 (I-215) and Encanto Drive; south of Rouse Road; west of the future extension of Antelope Road; and generally north of Chambers Avenue. Access to the Project site is currently available from the south by McCall Boulevard via Encanto Drive, Sherman Road, and Chatham Lane; and from the north by Ethanac Road via Encanto Drive.

2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

As shown on Figure 2-3, *Aerial Photograph*, the Project site consists of undeveloped land that is used for dryland farming. Portions of the site also contain wild grass, weeds, brush, and scattered mature trees. Multiple stockpiles of soils occur on the northeast portion of the Project site. In the northeastern portion of the site is a small knoll with natural vegetation and rock outcroppings. (Petra, 2016, p. 6) As shown on Figure 2-4, *USGS Topographic Map*, the Project site is characterized by relatively level terrain, with elevations ranging from 1,654 feet above mean sea level (amsl) along the knoll in the northeast corner of the site to 1,431 feet amsl near the western Project boundary (Google Earth, 2016).

The Project site is located in a portion of City of Menifee that is developed and developing, with medium-density residential developments occurring to the south and west of the Project site and scattered development north of the site. Land uses surrounding the Project site include the following:

- North: Immediately to the north of the Project site is a mixture of small lot (+/-7,000 s.f.) and large lot (+/- one acre) residential uses, with commercial land uses along Encanto Drive (mortuary, self-storage, and RV sales). A low density residential development (+/- 7,000 s.f. lots) also is under construction to the north of the eastern portion of the Project site.
- East: Areas to the east of the Project site currently consists of vacant land, with a modest hillform that accommodates a water tank. Further to the east (approximately 0.57 mile) is the Boulder Ridge Middle School. To the southeast of the Project site is the Menifee Valley Medical Center, to the east of which is an orchard. It should be noted that the areas to the east are part of approved Tentative Tract Maps. Tentative Tract Map No. 29835 allows for the future development of up to 543 residential dwelling units, while Tentative Tract Map No. 31098 allows for the future development of up to 264 residential dwelling units.
- South: To the south of the Project site is a mixture of undeveloped land, small lot residential (+/-5,500 s.f. lot sizes), the Hans Christensen Middle School, a mobile home community, a convalescent facility, commercial retail, and a motel. A Walmart also is proposed within the Menifee North Shopping Center, located south of the proposed Project.
- West: To the west of the Project site is I-215, beyond which is a single-family residential community (+/- 8,000 s.f. lots), a mobile home community, and a golf course (North Golf Course).

2.3 EXISTING GENERAL PLAN DESIGNATIONS AND ZONING

As shown in Figure 2-5, *Existing General Plan Land Use Designations*, the City of Menifee General Plan Land Use Map designates the 331.0-acre Project site as “Fleming Ranch Specific Plan (SP),” although no Specific Plan has been adopted for the site. Thus, allowable land uses per the site’s existing General Plan land use designation would be established as part of the proposed Fleming Ranch Specific Plan (SP 2017-187). (Menifee, 2013a, Exhibit LU-2)

As shown on Figure 2-6, *Existing Zoning Classifications*, the Project site is zoned for “One-Family Dwellings (R-1)” and “Scenic Highway Commercial (C-P-S).” The R-1 zoning designation allows for one-family dwellings and limited agricultural uses. The C-P-S zoning designation allows for a broad range of commercial retail land uses generally with an orientation to highways. (Menifee, 2014a; Menifee, 2008)

2.4 CUMULATIVE DEVELOPMENT

A number of cumulative development projects have been identified in the surrounding area. These consist of projects that are either known or have been previously entitled, but have not yet been developed or occupied. Figure 2-7, *Location of Cumulative Developments*, depicts the location of each of the identified cumulative developments, while Table 5-1, *Summary of Cumulative Development Projects*, provided in Initial Study Subsection 5.0, *Summary of Cumulative Developments*, describes the land uses and intensity associated with each cumulative project. The projects listed in Table 5-1 will be evaluated as part of the cumulative impact analysis for the proposed Project in the required EIR.

2.5 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project consists of applications for a Specific Plan (SP 2017-187) and Change of Zone (CZ 2017-188) to establish a master-planned, medium-density residential community (3.3 to 5.7 dwelling units per acre) with freeway-oriented commercial uses on an approximately 331-acre site. In addition, prior to public review of the EIR, applications for three (3) TTMs and a Development Agreement are anticipated to be filed with the City to implement SP 2017-187. Approval of these applications would allow for development of the subject property with up to 1,080 dwelling units on lot sizes ranging from 5,000 square feet (s.f.) to 7,000 s.f., up to 225,000 s.f. of freeway-oriented commercial uses, and a 12.9-acre sports park. A summary of the discretionary approvals sought by the Project Applicant is provided below.

2.5.1 Fleming Ranch Specific Plan (SP 2017-187)

A. Proposed Land Uses

The Fleming Ranch Specific Plan proposes the development of the 331.0-acre Project site with up to 1,080 residential homes on approximately 222.6 acres, freeway-oriented commercial land uses on 20.4 acres, a 12.9-acre sports park, enhanced paseos on 4.8 acres, detention/water quality basins on 27.5 acres, conserved open space on 6.3 acres, and roadways on 36.6 acres, as depicted on Figure 2-8, *Specific Plan Land Use Plan*. Additionally, Table 2-1, *Specific Plan Land Use Summary*, provides a detailed summary of the proposed land uses, while Table 2-2, *Residential Planning Area Summary*, provides a summary of the proposed residential land uses by planning area.

Specifically, the proposed land uses within the Fleming Ranch Specific Plan are as follows:

Medium Density Residential: Approximately 222.6 acres of the Project site would be designated for Medium Density Residential (MDR) uses with up to 1,080 detached dwelling units, resulting in a density of 4.9 dwelling units per acre (du/ac) within densities ranging from 3.3 du/ac
















to 5.7 du/ac. Planning areas proposed with MDR land uses includes Planning Areas 1 through 15. Two distinct residential villages would be established (West Village and East Village).

Table 2-1 Specific Plan Land Use Summary

Land Use Designation	Gross Area (acres)	Density Range (du/ac)	Target Density/Intensity	Proposed Dwelling Units
Scenic Highway Commercial (C-P-S)	20.4	--	225,000 s.f. ¹	--
Medium Density Residential (MDR)	222.5	3.3-5.7	4.9 du/acre	1,080
Open Space Recreation (OS-R) ²	17.7	--	--	--
Open Space Conservation (OS-C)	6.3	--	--	--
Water Quality/Detention Basins (OS-W)	27.5	--	--	--
Roadways	36.6	--	--	--
Totals:	331.0	--	4.9 du/acre (net); 225,000 s.f.¹	1,080

1. Retail square footage may be converted to 275,000 s.f. of office or 350,000 s.f. of other non-residential uses.
2. OS-R land uses include an approximately 12.9-acre sports park and approximately 4.8 acres of improved parkways.
4. du/acre = dwelling units per acre

Table 2-2 Residential Planning Area Summary

LAND USE		ACREAGE	DENSITY	DUS
West Village				
 PA1	5,000 S.F. Lots	13.8	5.4	74
 PA2	6,000 S.F. Lots	10.7	4.6	49
 PA3	5,500 S.F. Lots	26.6	5.1	135
 PA4	6,500 S.F. Lots	11.5	4.1	47
 PA5	6,500 S.F. Lots	4.7	4.0	19
 PA6	5,000 S.F. Lots	17.8	5.6	100
 PA7	6,000 S.F. Lots	17.2	4.7	81
Subtotal West Village		102.3	4.9	505
East Village				
 PA8	5,000 S.F. Lots	16.2	5.4	88
 PA9	6,500 S.F. Lots	12.7	3.3	42
 PA10	5,500 S.F. Lots	12.8	5.0	64
 PA11	5,500 S.F. Lots	26.6	4.7	124
 PA12	7,000 S.F. Lots	12.2	4.0	49
 PA13	5,000 S.F. Lots	14.4	5.7	82
 PA14	6,500 S.F. Lots	12.1	4.5	54
 PA15	5,500 S.F. Lots	13.7	5.3	72
Subtotal East Village		120.7	4.8	575
Total		223.0	4.9	1,080

The West Village would include seven residential neighborhoods on approximately 102.3 acres and would be developed with up to 505 traditional single-family homes at a net density of 4.9 du/ac.

The East Village would include eight residential neighborhoods on approximately 120.7 acres and would be developed with up to 575 dwelling units at a net density of 4.8 du/ac. Four planning areas within the East Village (Planning Areas 8, 9, 10, and 11) comprising 68.3 acres also would be subject to an “age-qualified” overlay, which would allow portions of the East Village to be developed with up to 312 dwelling units as either “age-qualified” active adult residential uses or 318 traditional single-family detached homes. The “age-qualified” overlay area is shown in Figure 2-9, *Age-Qualified Overlay*, and is summarized in Table 2-3, *Age-Qualified Active Adult Residential Summary*. Should an age-qualified (55 years and older) community be implemented, a 1.1-acre private recreation center would be constructed within Planning Area 11, and the age-restricted portion of the East Village would be gated to both vehicular and pedestrian access, forming a separate and private community within the SP area. Additionally, approximately 4.8 acres within the MDR areas are planned for landscaped space.

Table 2-3 Age-Qualified Active Adult Residential Summary

Planning Area	Land Use	Acreage	Traditional Single-Family Dwelling Units	Age-Qualified Dwelling Units
8	Single-Family	16.2	88	88
9	Single-Family	12.7	42	42
10	Single-Family	12.8	64	64
11	Single-Family	26.6/25.5 ¹	124	118
N/A	Recreation Center	0.0/1.1 ¹	--	--
Total:	--	68.3	318	312

1. In the event that Planning Areas 8 through 11 are developed with traditional single-family uses, no recreation center would be constructed in Planning Area 11. If Planning Areas 8 through 11 are developed with age-qualified housing, then a 1.1-acre recreation center would be constructed in Planning Area 11, reducing the maximum number of dwelling units by six dwelling units.

- Scenic Highway Commercial:** Approximately 20.4 acres of the Project site adjacent to Encanto Drive would consist of Scenic Highway Commercial (C-P-S) land uses, which would accommodate a total of 225,000 s.f. of freeway-oriented commercial land uses, including 200,000 s.f. of commercial uses in Planning Area 16 and 25,000 s.f. of commercial within Planning Area 17. The C-P-S uses would be developed with a gross floor area ratio (FAR) of approximately 0.25. As an alternative to freeway-oriented commercial uses, up to 275,000 s.f. of office uses or 350,000 s.f. of other non-residential uses may be constructed on Planning Areas 16 and 17, such as office or business park uses.
- Open Space Recreation:** Approximately 17.7 acres of the Project site would be designated for Open Space Recreation (OS-R). Land uses would consist of a proposed sports park on 12.9 acres located in the southwestern portion of the Project site, south of Chambers Avenue and adjacent to the Hans Christensen Middle School, as well as a series of enhanced paseos on 4.8 acres along B Street and C Street. Amenities at the sports park would include sports fields, play areas, walkways, on-site parking, and restrooms. Field lighting also is proposed for the sports fields. Additionally, in the event that Planning Areas 8 through 11 are developed with age-qualified housing, then a 1.1-acre recreation center would be constructed in Planning Area 11.

- **Open Space Conservation:** Approximately 6.3 acres in the northeastern corner of the Project site would be designated for Open Space – Conservation (OS-C) land uses, which would preserve an existing knoll as permanently-conserved open space.
- **Roads/Rights of Way:** A total of approximately 36.6 acres of the Project site would be dedicated to on-site roadways. Primary vehicular access would be provided via McCall Road (an east-west oriented road located one-half a mile south of the SP) via the north/south oriented Encanto Drive, Sherman Road, and Antelope Road, which are planned to connect with various roadways north of the SP area, including Ethanac Road (located one mile north of the northerly SP boundary) Chambers Avenue and Rouse Road would provide east/west access between the East and West Villages and the proposed commercial uses. Chambers Avenue would provide primary access to the sports park, while Rouse Road would form the northerly boundary of the SP area and would provide access points into both Villages. Access to the commercial areas would occur primarily via Encanto Drive.

B. Specific Plan Design Guidelines

The proposed Fleming Ranch Specific Plan proposes numerous Design Guidelines to provide a consistent design that ensures compatibility between proposed residential, commercial, and recreational land uses. The Design Guidelines are composed of elements that define the design concept, physical character, and visual theme of the proposed community. Principal components of the Design Guidelines are the Architectural Design Guidelines and Landscape Design Guidelines, as summarized below.

The Architectural Design Guidelines address site planning and architectural elements of the residential neighborhoods and commercial areas. Specific elements and considerations of the built environment addressed within the Architectural Design Guidelines include: residential site planning and building layout; residential architectural requirements; residential architectural themes and details; and non-residential architectural requirements and details.

The Landscape Design Guidelines provide landscape principles and standards to ensure that plant materials, streetscapes, monumentation, community walls/fences, parks, trails, and other amenities are compatible with the community's design theme. Additionally, the Landscape Design Guidelines establish a water-efficient plant palette and provides principles for the design of an efficient irrigation system to conserve water resources.

For a detailed description of the proposed design guidelines, please refer to the Design Guidelines Section (Section 4) of the Fleming Ranch Specific Plan. The Draft Fleming Ranch Specific Plan is herein incorporated by reference pursuant to CEQA Guidelines § 15150, and available to the public for review at the City of Menifee Planning Division, located at 29714 Haun Road, Menifee, CA 92586.

C. Vehicular Circulation

The Fleming Ranch Specific Plan proposes the construction of approximately 36.6 acres of on-site roadways. Traffic is proposed to be conveyed by a hierarchical circulation system with roadway rights-of-way (ROW) ranging from 60 to 118 feet in width. The proposed roadway system is depicted on Figure 2-10, *Vehicular Circulation Diagram*. The main objective of the proposed roadway system is to provide direct and convenient access to planned land uses through a safe and efficient network of roadways.

At buildout, access to the Project site would be provided via Sherman Road (118-foot Major Roadway with planted median), Antelope Road (118-foot Major Roadway with planted median), Encanto Drive (93-foot Modified Major Roadway), Chambers Avenue (100-foot Secondary Roadway), and Rouse Road (100-foot Secondary Roadway). The Project would be responsible for implementing frontage improvements

along the Project's frontages with Encanto Drive, Chambers Road, and Rouse Road, and would be required to improve Sherman Road through the central portion of the Project site between the existing segments of Sherman Road located north and south of the Project site. Although Project access also would be provided via Antelope Road, the Project only would improve the portions of proposed Antelope Road that occurs within the Project boundary, while the remaining improvements are expected in association with a proposed development to the east of the Project site. Additional improvements may be required and will be identified by the Project's traffic impact analysis, the results of which will be disclosed in the required EIR. Internal collector and local residential streets also would be constructed at their full width to provide access to individual units within each Village.

D. Neighborhood Electric Vehicle (NEV), Bikeway, and Pedestrian Network

The Fleming Ranch Specific Plan incorporates a non-motorized circulation plan as depicted on Figure 2-11, *Pedestrian Network*, and Figure 2-12, *NEV and Bikeway Network*. As shown on Figure 2-12, the Specific Plan would provide for Class II bike lanes along Encanto Drive and the segment of Chambers Avenue west of Sherman Road, while Rouse Road, Sherman Road, Antelope Road, and the segment of Chambers Avenue located east of Sherman Road all would include bicycle/neighborhood electric vehicle (NEV) facilities. As shown on Figure 2-11, a series of pedestrian connections are planned throughout the Project site. Community Trails would be accommodated along Sherman Road, Rouse Road, Antelope Road, and the segment of Chambers Avenue east of Sherman Road. The Project also accommodates walkways within enhanced paseos along the two north-south oriented local roads, with east-west oriented meandering multipurpose trails extending between both local roads. Sidewalks also would be accommodated along all surrounding roadways, as well as along roadways internal to the Project.

E. Drainage Plan

The Project site is tributary to a total of 818 acres of off-site drainage areas to the north, east, and south. The total flow rate of the existing undeveloped 100-year storm flows equal 1,174.1 cubic feet per second (cfs) at the most downstream outlet of the Project site, consisting of a Caltrans 10'x5' reinforced concrete box culvert (RCB) adjacent to Encanto Drive that conveys flows beneath Interstate 215 (I-215). The capacity of this outlet is approximately 450 cfs, and this capacity is exceeded during heavy rainfall events. Additionally, Encanto Drive has an extremely flat grade, with less than 0.2% grade in some sections from south to north, which conveys off-site storm flows along Encanto Drive from parcels (both developed and vacant) located south of the Project site (between the southern boundary of the Project site and McCall Boulevard). A majority of Encanto Drive is not improved with curbs and gutter and instead utilizes graded swales west of the road to convey storm water drainage. This existing condition is inadequate and creates seasonal flooding during large storm events along the segment of Encanto Drive that forms the western Project boundary.

The proposed Specific Plan Drainage Plan is depicted on Figure 2-13, *Drainage Plan*. For the 106.5 acres of off-site tributary area north of the Project site, the existing storm drain conveyance system would be rerouted to drain into the westerly detention basin instead of inletting directly to the existing Caltrans RCB culvert via a rectangular channel. Due to the widening of Encanto Drive, the existing rectangular channel to the west of the road would remain in place. For the 243.3-acre off-site tributary area southeast of the SP area, the developed condition flow rate cfs would be intercepted at the perimeter of the Project site at two locations (near the intersections of Chambers Avenue/Antelope Road and Chambers

Avenue/Sherman Road) and piped to the southerly detention basin. In addition, the outlet pipe from the detention basin for the development to the east of the SP area will also be conveyed to the basin. The remaining 109 acres of off-site tributary area to the south and along Encanto Road would be conveyed to the Project site and intercepted by a new storm drain system along Encanto Drive. This underground

pipled system within the Encanto Road right-of-way would flow at the low point and convey flows northerly to the proposed detention basin.

Within the Project site, runoff would be conveyed to multiple basins that serve as both a water quality and flood detention facilities. The northeast quarter of the Project site would utilize an underground storm drain system to collect storm water flows and convey them to the northerly detention basin in Planning Area 20. The southeast quarter of the Project site also would include an underground storm drain system to collect storm water flows and convey them to the southerly detention basin in Planning Area 21. The westerly half of the Project site would utilize an underground storm drain system to collect storm water flows and convey them to the westerly detention basin in Planning Area 19. These multiple systems are intended to safely convey and contain 100% of the 100-year storm event flows in within the storm drain pipe once collected from the street via curb opening catch basins.

The storm drain network also would include mainline pipes that intercept and convey off-site flows. All of the pipes would intercept water at the perimeter of the Project site. Off-site areas that would be intercepted include: the Encanto Drive storm drain, which would intercept off-site flows at the southwest Project boundary corner and convey the flows to the westerly detention basin in Planning Area 19; the Chambers Avenue storm drain which would intercept flows from the proposed adjacent development to the east of the Project site and the existing flows from the southeast and the developments to the south of Chambers Avenue and east of Sherman Road and convey the flows to the southerly detention basin in Planning Area 21; the Rouse Road storm drain, which would intercept flows from the north and would be reconfigured to discharge into the westerly detention basin within Planning Area 19.

The multiple detention basins proposed on the Project site would serve many purposes including: water quality treatment, detaining increased runoff due to development, detention of off-site runoff coming to the SP area, mitigating flooding in Encanto Drive, and reducing the peak runoff flow rate to a level that can be conveyed by the undersized Caltrans RCB culvert that runs under I-215. The detention basins would be oriented in series with the northerly and southerly detention basins (Planning Areas 20 and 21, respectively) upstream of the westerly detention basin (Planning Area 19). Both the northerly and southerly basins would serve to treat the water the easterly half of the Project site and would contain both the on-site and off-site 100-year flood volume while reducing the peak flowrates to more manageable levels. The outlets for the northerly and southerly basins would discharge directly into the westerly basin detention area in Planning Area 19.

The westerly detention basin site is located in the lowest elevations of the Project site in the northwest corner near the intersection of Encanto Road and Rouse Road. The primary purpose of this basin is to mitigate the increased runoff from the development, mitigate the off-site runoff that comes into the SP area, and detain the peak storm water flows so they do not exceed the capacity of the RCB under I-215. The westerly basin would be divided into two distinctive areas that are separated by a berm. The first area would consist of a water quality treatment zone located in the eastern portion of the basin. This area, which would not be accessible to the public, would be sized to retain and treat 100% of the Project site's tributary water quality volume need, while also keeping the remaining basin area mostly dry. It is designed to temporarily retain water (otherwise known as "first flush") and slowly release it over a 48- to 72-hour period while allowing time for particles and associated pollutants to settle out. The remaining basin area would consist of a sloping bottom and 4:1 side slopes and is designed to temporarily detain or mitigate the increased runoff from the Project site as well as unacceptable capacity volumes to the downstream system. Only during larger storm events would the water quality basin spill over the berm and utilize the capacity of the detention basin. Maximum basin depths would be seven to eight feet furthest downstream and three to four feet upstream.

F. Potable and Recycled Water Plan***1. Potable Water Plan***

The Project site is located within the service area of the Eastern Municipal Water District (EMWD). EMWD has indicated that adequate water service can be provided for the proposed Project using existing facilities and extending master-planned facilities through and along the perimeter of the Project site. Existing pipelines surround the Project site on the west, south, and north. An 18-inch pipeline runs within the right-of-way of Encanto Drive and connects to two 12-inch pipelines located within the rights-of-way of Chambers Avenue and Rouse Road. The Project would have an average daily demand of 711,550 gallons per day (GPD) with a peak hour demand of 1,730 gallons per minute (GPM).

As shown on Figure 2-14, *Potable Water Plan*, the Project proposes a potable water system consisting of 8- and 12-inch diameter pipelines. Proposed 12-inch potable water pipelines would be located within the rights-of-way of Sherman Road and Streets A, B, C, and D. Three connection points are planned to the existing 12-inch pipeline in the Chambers Avenue right-of-way and three connection points are planned to the existing 12-inch pipeline in the Rouse Road right-of-way. 8-inch water lines would be constructed on site to serve individual Planning Areas.

2. Recycled Water Plan

The Project site is located within the EMWD service area for recycled water. Recycled water would be used to irrigate common landscaped areas, enhanced paseos, the sports park, and private recreation centers throughout the Project area. Recycled water also would be used to irrigate landscaped monument areas at major intersections, as well as landscaped parkways along a majority of the proposed primary roadways on-site.

The nearest existing recycled water supply source pipeline (and recycled water storage tank) is located east of the Project site, running in a north-south orientation approximately 700' off-site. As shown on Figure 2-15, *Recycled Water Plan*, the Project proposes to construct a 12-inch recycled water line that would connect to the existing off-site 12-inch line at the intersection of Antelope Road and Chambers Avenue. A 12-inch recycled water line also would be constructed within Sherman Road, between Rouse Road and Chambers Avenue. 8-inch recycled water lines also would be constructed within B Street and C Street, with an 8-inch line connecting to the 12-inch line in Chambers Avenue and extending from A Street to the eastern edge of Planning Area 17. The proposed recycled water lines would feed a network of pipes within the Project site.

G. Sewer Plan

The Project site is located within the EMWD service area for sewer service. Figure 2-16, *Sewer Plan*, depicts the sewer facilities proposed by the Project. Wastewater developed by the Project would be collected by 8- to 15-inch pipelines, with pipe sizes generally increasing from east to west. The proposed sewer system would convey flows from east to west through 8- to 12-inch sewer pipelines proposed within internal roadways. All flows would be conveyed to a proposed 15-inch sewer line within Rouse Road and Encanto Drive that would convey wastewater to an existing 15-inch sewer line located within Encanto Drive approximately 1,250 north of Rouse Road. The Project would create approximately 415,000 GPD of wastewater, with a peak wet-weather flow of approximately 845,000 GPD.

Wastewater generated by the Project ultimately would be conveyed to the Perris Valley Regional Water Reclamation Facility (PVRWRF). The PVRWRF receives sewage from a 120-square-mile area and treats wastewater from the Perris, Menifee, Romoland, Homeland Winchester, and other communities. The PVRWRF treats a typical daily flow of 13.8 million gallons per day (mgd), and has a current capacity of 22

mgd. Planned improvements to the PVRWRF would provide for an ultimate capacity of 100 mgd. (EMWD, 2016b)

H. Open Space and Recreation Plan

The recreational demands of future Project residents are planned to be met by a proposed 12.9-acre sports park, which would be located south of Chambers Avenue and east of Encanto Drive, as well as a series of enhanced paseos totaling 4.8 acres, both of which combined would encompass 17.7 acres. The proposed sports park would include sports fields and field lighting elements, as well as play areas, walkways, on-site parking, shade tree plantings, rolling turf areas, and restrooms. In the event that portions of the East Village are developed with an age-qualified (55 years and older) community, a 1.1-acre private recreation center would be constructed within the East Village. If Planning Areas 8 through 11 are developed with age-qualified housing, then a 1.1-acre recreation center would be constructed in Planning Area 11 and total recreational acreage within the community would increase to 18.8 acres. An existing knoll located in the northeastern corner of the Project site would be conserved within a proposed 6.3-acre open space area.

I. Grading Plan

Figure 2-17, *Conceptual Grading Plan*, depicts the Specific Plan's proposed grading concept. As shown, the grading concept generally maintains the site's existing topography, which slopes from east to west and from south to north. As described above in Subsection 2.5, *Description of the Proposed Project*, the grading plan conforms to a drainage concept that creates a large channel (also serving as a central paseo) in the central portion of the Project site that drains from east to west and would have a dual purpose of water quality treatment and flood water detention. In addition, the basin Planning Area 21 would serve to intercept and detain off-site storm water runoff coming from the southeast while the basin in Planning Area 19 will also intercept additional storm water runoff from the south.

Development of the Project would generate approximately 1.0 million cubic yards of earthwork volume. Additionally, there will be roughly 1.2 million yards of remedial earthwork volume consisting primarily of over-excavation. In total, development and over-excavation (with adjustment factors such as shrinkage, bulking and subsidence) would generate approximately 2.2 million yards of earthwork volume. The fill earthwork quantities are expected to match the cut earthwork quantities resulting in an overall balanced earthwork operation requiring no importing or exporting of earthwork materials. In general, the grading plan generates mostly cut earthwork operations on the east side of the SP Area which provides the needed fill materials on the west side.

J. Finance and Maintenance Plan

The Fleming Ranch Specific Plan includes a proposed Finance and Maintenance Plan, as shown on Table 2-4, *Financing and Maintenance Plan*. As shown, the Specific Plan identifies responsible parties for construction of planned improvements, responsible parties for financing construction, and entities that would be responsible for long-term maintenance of common areas within the Specific Plan area.

K. Conceptual Phasing Plan

Figure 2-18 through Figure 2-20, *Conceptual Phasing Plan*, depict the proposed phasing for the Project's grading, infrastructure, and occupancy phases, respectively. As shown on Figure 2-18, grading would occur over two separate phases with the northern portions of the Project site (Planning Areas 1, 2, 3, 4, 5, 8, 9, 10, 11, 19, 20, and 22 and Sherman Road) being graded first, with the remaining portions of the Project site (Planning Areas 6, 7, 12, 13, 14, 15, 16, 17, 18, and 21) would be graded as part of a subsequent phase. As shown on Figure 2-19, infrastructure improvements would occur over three separate phases as necessary to provide utility connections to the proposed residential and commercial structures. As shown

on Figure 2-20, it is anticipated that construction and occupancy of proposed residential and commercial structures would occur over four separate phases. Phase 1 of building construction and occupancy would include Planning Areas 1, 2, 8, and 9 (up to 253 dwelling units) and is projected to be occupied in mid-2022. Phase 2 of building construction and occupancy would include Planning Areas 3, 4, 5, and 10 (up to 265 dwelling units) and is projected to be occupied in early 2024. Phase 3 of building construction and occupancy would include Planning Areas 7, 11, and 13 (up to 287 dwelling units) and is expected to be occupied in early 2026. Phase 4 of building construction and occupancy would include Planning Areas 6, 12, 14, 15, 16, and 17 (up to 275 dwelling units and 225,000 s.f. of commercial retail) and is expected to be occupied in late 2027. Construction of the Sports Park in Planning Area 18 would occur concurrent with construction and occupancy of Phase 3. It should be noted that phasing and build-out of the Project would occur in response to market conditions and may vary from what is described above and shown on Figure 2-18 through Figure 2-20.

Table 2-4 Financing and Maintenance Plan

SERVICE OR FACILITY	PARTY(IES) EXECUTING CONSTRUCTION	PARTY(IES) FINANCING CONSTRUCTION	PARTY(IES) RESPONSIBLE FOR OPERATION AND MAINTENANCE
ROADWAY ELEMENTS			
Public Streets (including Parkways)	Master Developer	Master Developer or CFD	City of Menifee, LLD or CFD
Public Street Medians	Master Developer	Master Developer or CFD	City of Menifee, LLD or CFD
Private Streets and Sidewalks (if applicable)	Master Developer	Master Developer	HOA
PUBLIC FACILITIES			
Storm Drainage Facilities	Master Developer	Master Developer or CFD	Riverside County Flood Control & Water Conservation District/City of Menifee
Detention/Water Quality Basin	Master Developer	Master Developer or CFD	City of Menifee, LLD or CFD/RCFC & WCD
Sewer Facilities	Master Developer	Master Developer or CFD	Eastern Municipal Water District
On-Site Water Facilities	Master Developer	Master Developer or CFD	Eastern Municipal Water District
Off-Site Water Facilities	Master Developer	Master Developer or CFD	Eastern Municipal Water District
Natural Open Space	Master Developer	Master Developer or CFD	Conservation agency or equivalent city-wide entity
Community Park	TBD	TBD	City of Menifee, CFD
SHARED FACILITIES			
Common Area Landscape & Improvements/Private Parks	Master Developer	Master Developer	HOA, LLD or City CFD
Private Recreation Centers	Master Developer	Master Developer	HOA, LLD or City CFD
Landscaped Paseos	Master Developer	Master Developer	HOA, LLD or City CFD
Community Walls/Fences/Entry Gates	Master Developer	Master Developer	HOA, LLD or City CFD
Privacy Fences	Master Developer	Builder	Homeowner
Master Plan Signage	Master Developer	Master Developer	HOA, LLD or City CFD
Neighborhood Signage	Builder	Builder	HOA, LLD or City CFD
PRIVATE FACILITIES			
Front Yard Landscape	Builder	Builder	Homeowner/Property Owner
Rear Yard Landscape	Homeowner/Property Owner	Homeowner/Property Owner	Homeowner /Property Owner
Commercial Signs/Landscape	Property Owner	Property Owner	Property Owner

2.5.2 Change of Zone No. 2017-188 (CZ 2017-188)

The City of Menifee Zoning Ordinance assigns a zoning classification to all properties inside the City's boundaries. Development is required by law to comply with the provisions of the City's Zoning Ordinance. Change of Zone No. 2017-188 (CZ No. 2017-188) proposes to modify the zoning boundaries on the proposed Project site to reflect the Fleming Ranch Specific Plan land use plan for the approximately 331.0-acre Project site. Specifically, CZ No. 2017-188 would change the site's existing zoning designations from C-P-S (Scenic Highway Commercial) and R-I (One-Family Dwellings) to Specific Plan Zone (S-P). CZ No. 2017-188 also would establish permitted uses and development standards as proposed by the Specific Plan. Specifically, the change of zone would amend the zoning classification of Assessor's Parcel Numbers (APNs) 333-020-010 (portion), 333-030-012, 333-030-013, and 333-030-022 (portion) from C-

P-S to S-P, and would amend the zoning classification of APNs 333-020-009, 333-020-010 (portion), 333-030-021, and 333-020-022 (portion) from R-I to S-P. Upon approval of CZ No. 2017-188, the specific zoning standards would be as provided for by Specific Plan No. 2017-187.

2.5.3 Tentative Tract Maps

Applications for three (3) Tentative Tract Maps (TTM) are anticipated to be filed by the Project Applicant prior to public review of the required EIR. A large-lot subdivision map application is anticipated to be filed for conveyance purposes and would establish lots corresponding to the Planning Area boundaries as proposed by SP 2017-187 and depicted on Figure 2-8. A majority of backbone roadway dedications would occur as part of the large-lot subdivision. Two additional applications are anticipated to subdivide individual planning areas into individual residential lot configurations, along with dedication of internal public roadways. One map would affect the portion of the Project site located west of Sherman Road, while the second map would affect the portion of the Project site located east of Sherman Road. These three subdivision map applications are expected to be considered by the Planning Commission and City Council concurrent with the Project's other discretionary applications. Additional details concerning the three proposed TTMs will be provided in the forthcoming EIR.

2.5.4 Development Agreement

An application for a Development Agreement (DA) is anticipated to be filed by the Project Applicant prior to public review of the required EIR. The DA would establish provisions for development of the Project such as, but not limited to: phasing of land uses; installation and financing of infrastructure; vesting of development rights; and timing of public improvements. If an application for a DA is filed with the City of Menifee, the DA would be considered by the Planning Commission and City Council concurrent with the Project's other discretionary applications. Additional details concerning the DA will be provided in the forthcoming EIR.

2.6 PROJECT CONSTRUCTION AND OPERATIONAL CHARACTERISTICS

2.6.1 Construction Details

A. Proposed Physical Disturbances

Physical disturbances needed to implement the proposed Project are depicted on Figure 2-21, *Proposed Physical Disturbances*. As shown, grading proposed by the Project would result in disturbances to the entire 331.0 acres of the Project site. In addition, the Project would result in off-site disturbances associated with surrounding roadways (Encanto Drive, Rouse Road, Chambers Avenue, and Antelope Road). Off-site improvements also are proposed as needed to connect proposed sewer lines to an existing sewer line located approximately 1,250 feet north of the Project site. Proposed off-site sewer lines would be constructed within existing roadways.

2.6.2 Operational Characteristics

The proposed Project would operate as a residential community that includes freeway-oriented commercial uses. As such, typical operational characteristics would include resident, employee, and visitor travel to and from the Project site; delivery trucks servicing the commercial areas; recreational activities associated with the sports park and enhanced paseos; and general maintenance within residential neighborhoods, the commercial areas, and the parks. Low levels of noise and a moderate level of exterior lighting typical of residential uses are expected. Slightly higher levels of noise would occur in association with the proposed commercial land uses and the sports park. Additionally, the proposed sports park

would feature field lighting elements, while the commercial site would feature lighting typical of freeway-oriented commercial land uses.

A. Future Population

According to the Southern California Association of Governments (SCAG) as part of its “2016-2040 Regional Transportation Plan /Sustainable Communities Strategy (RTP/SCS) Final Growth Forecast by Jurisdiction,” the City of Menifee is projected to have a total population of 93,800 persons by year 2020, with an estimated 35,200 households (SCAG, 2016). According to the City of Menifee General Plan Housing Element, the average number of persons per household (pph) in the City of Menifee is approximately 3.164 pph (Menifee, 2014b). The Project proposes a maximum of 1,080 single-family homes, which would yield a future population of 3,417 persons (1,080 household x 3.164 persons/household = 3,417 persons).

B. Future Employment

Based on Table II-B of the Employment Density Study Summary Report prepared for SCAG, Riverside County averages approximately 629 s.f. of retail space per employee. The Project proposes up to 225,000 s.f. of freeway-oriented commercial; thus, the Project would result in approximately 358 employees (225,000 s.f. ÷ 629 s.f./employee = 358 employees). (SCAG, 2001)

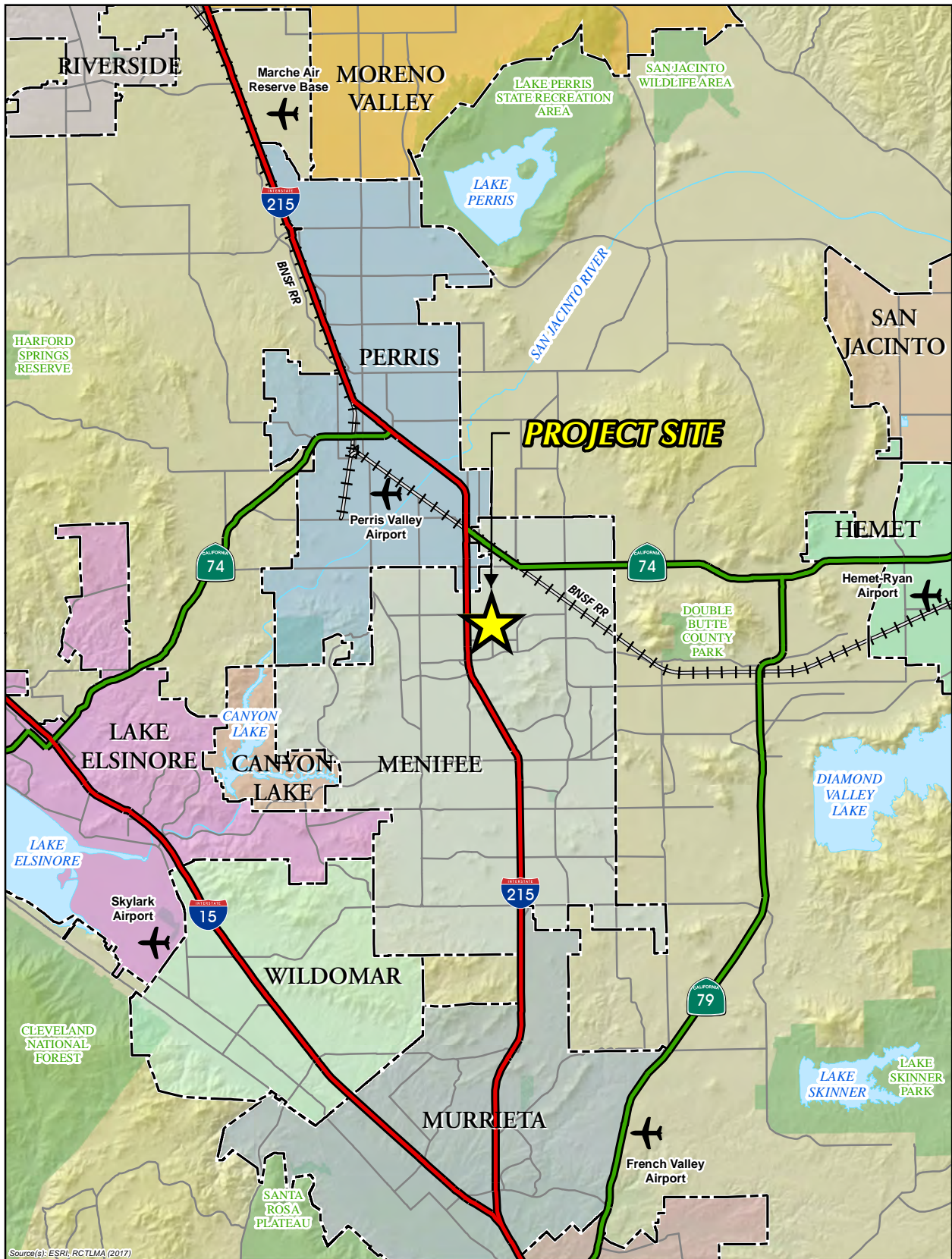
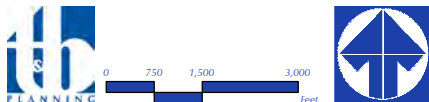


Figure 2-1





Figure 2-2



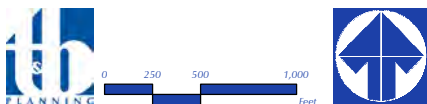


Figure 2-3

AERIAL PHOTOGRAPH

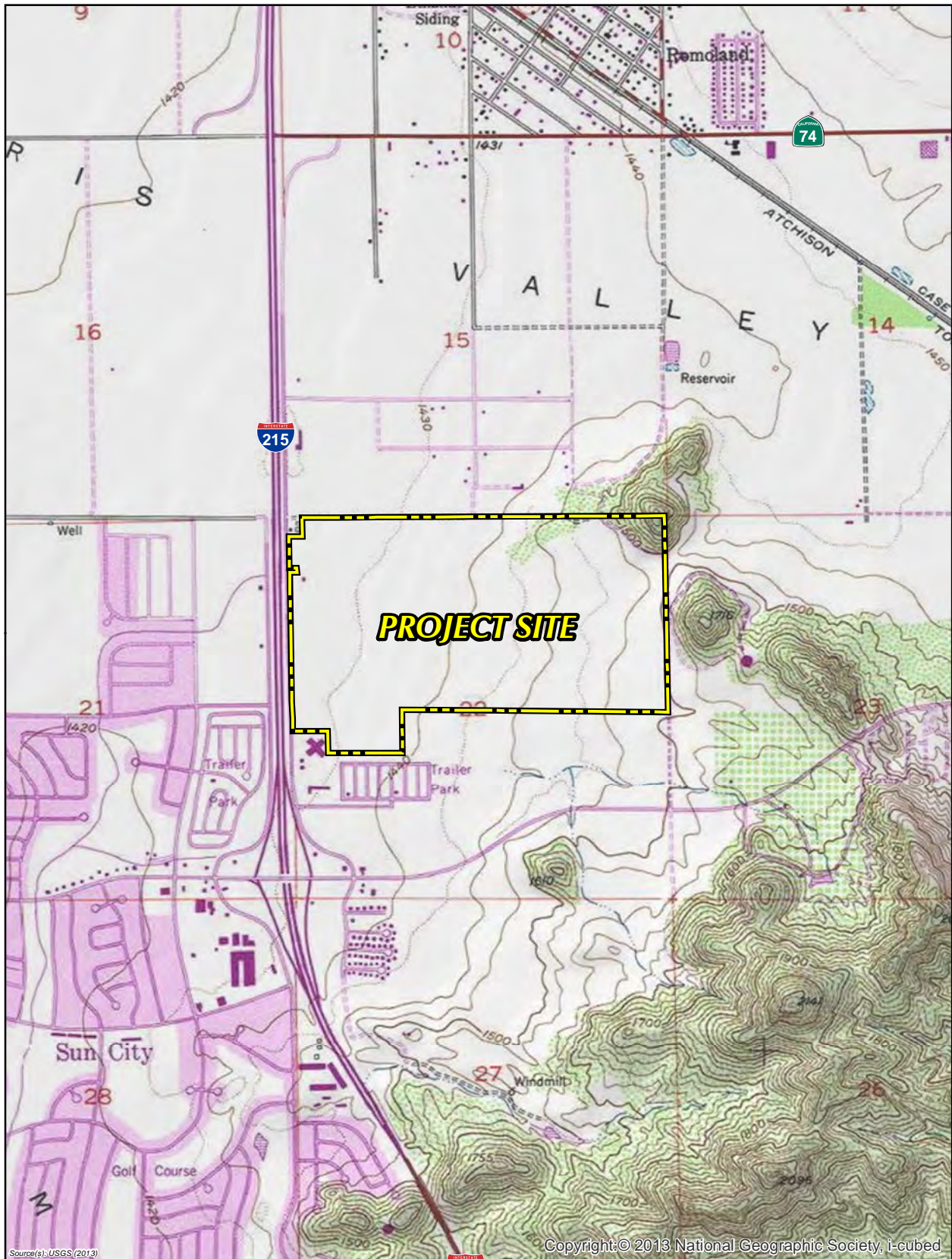
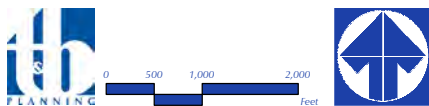


Figure 2-4



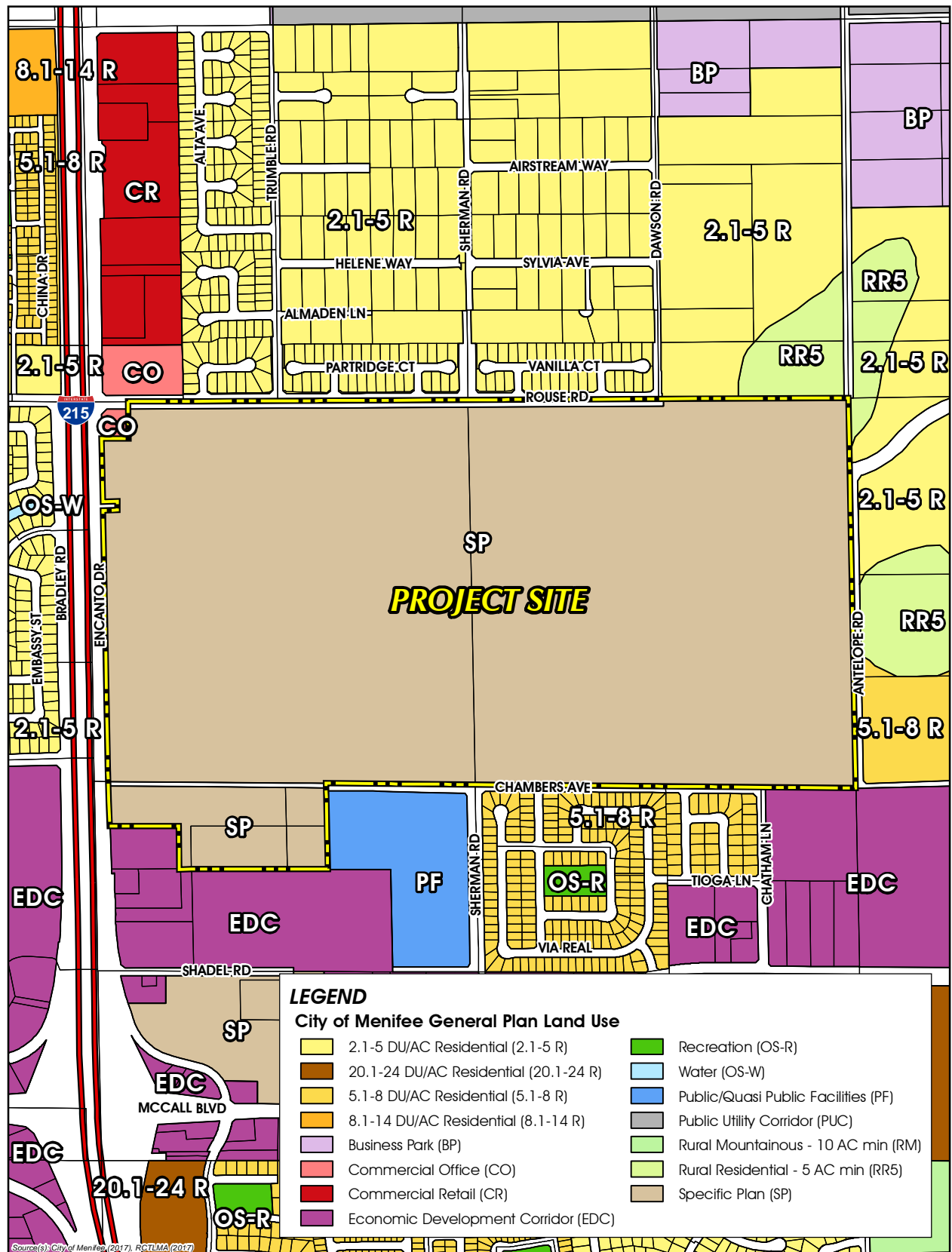
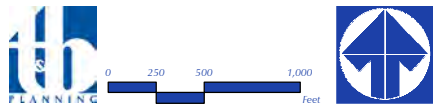


Figure 2-5



EXISTING GENERAL PLAN LAND USE DESIGNATIONS



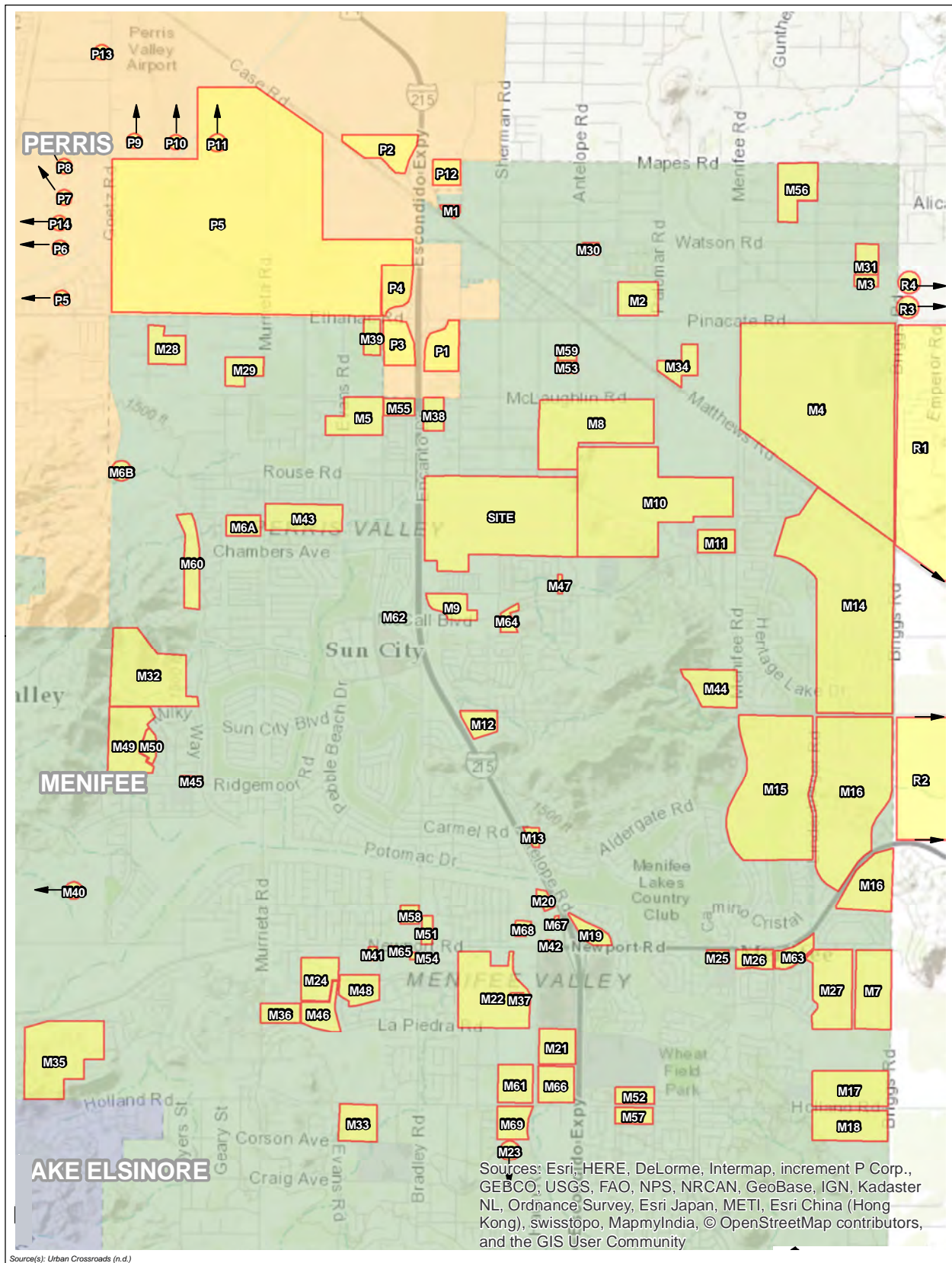


Figure 2-7



NOT TO SCALE



LOCATION OF CUMULATIVE DEVELOPMENTS



Source(s): K&A Engineering (08-15-2017)

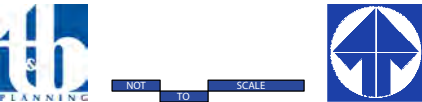


Figure 2-8

SPECIFIC PLAN LAND USE PLAN



Source(s): K&A Engineering (08-15-2017)

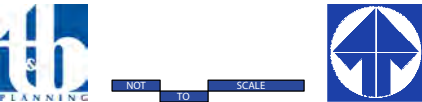
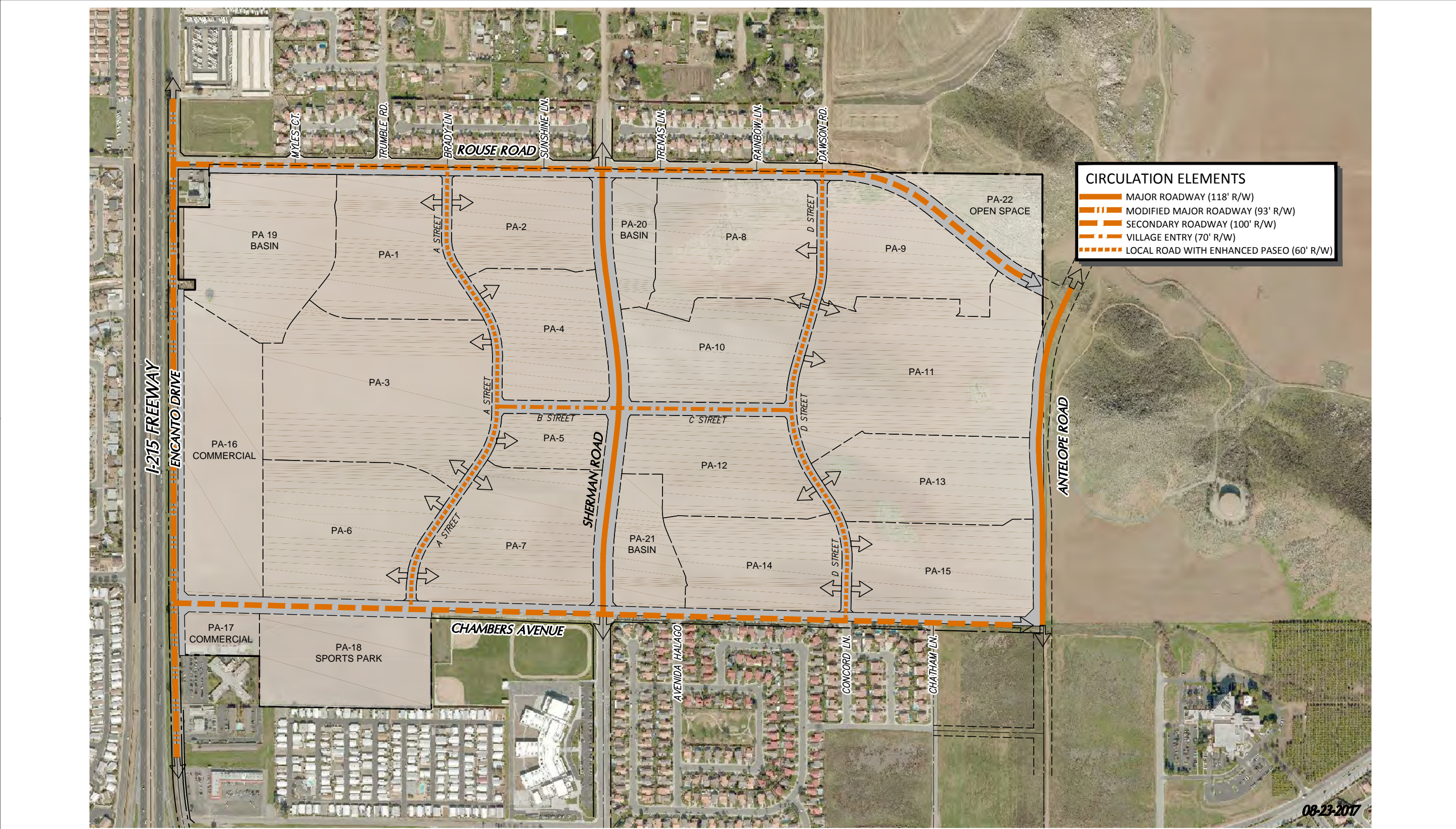


Figure 2-9

AGE-QUALIFIED OVERLAY



Source(s): K&A Engineering (08-23-2017)

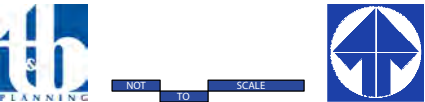
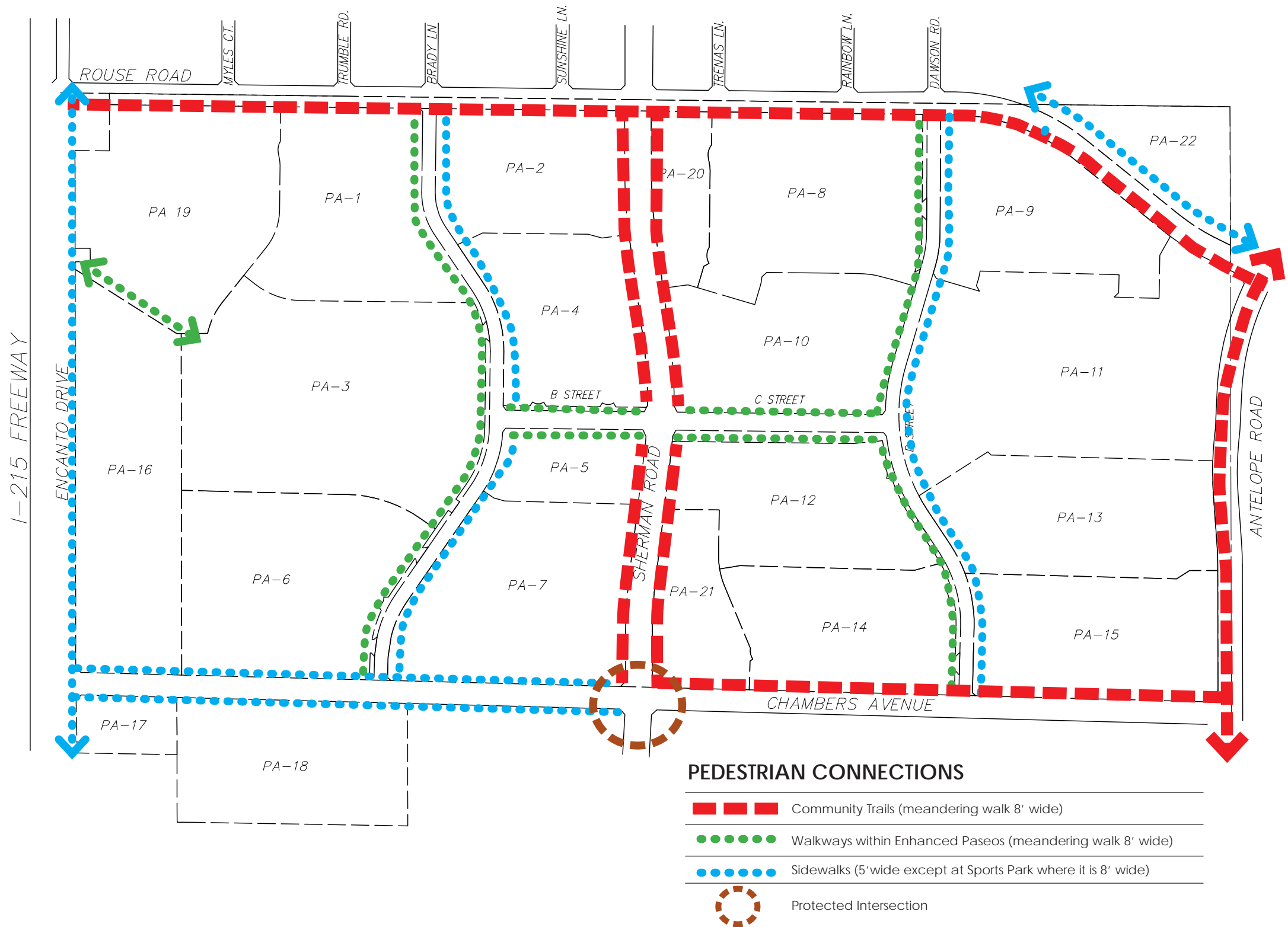


Figure 2-10

VEHICULAR CIRCULATION DIAGRAM



Source(s): Placemarks (10-11-2017)

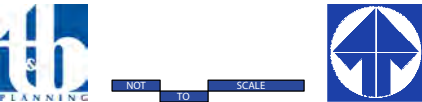
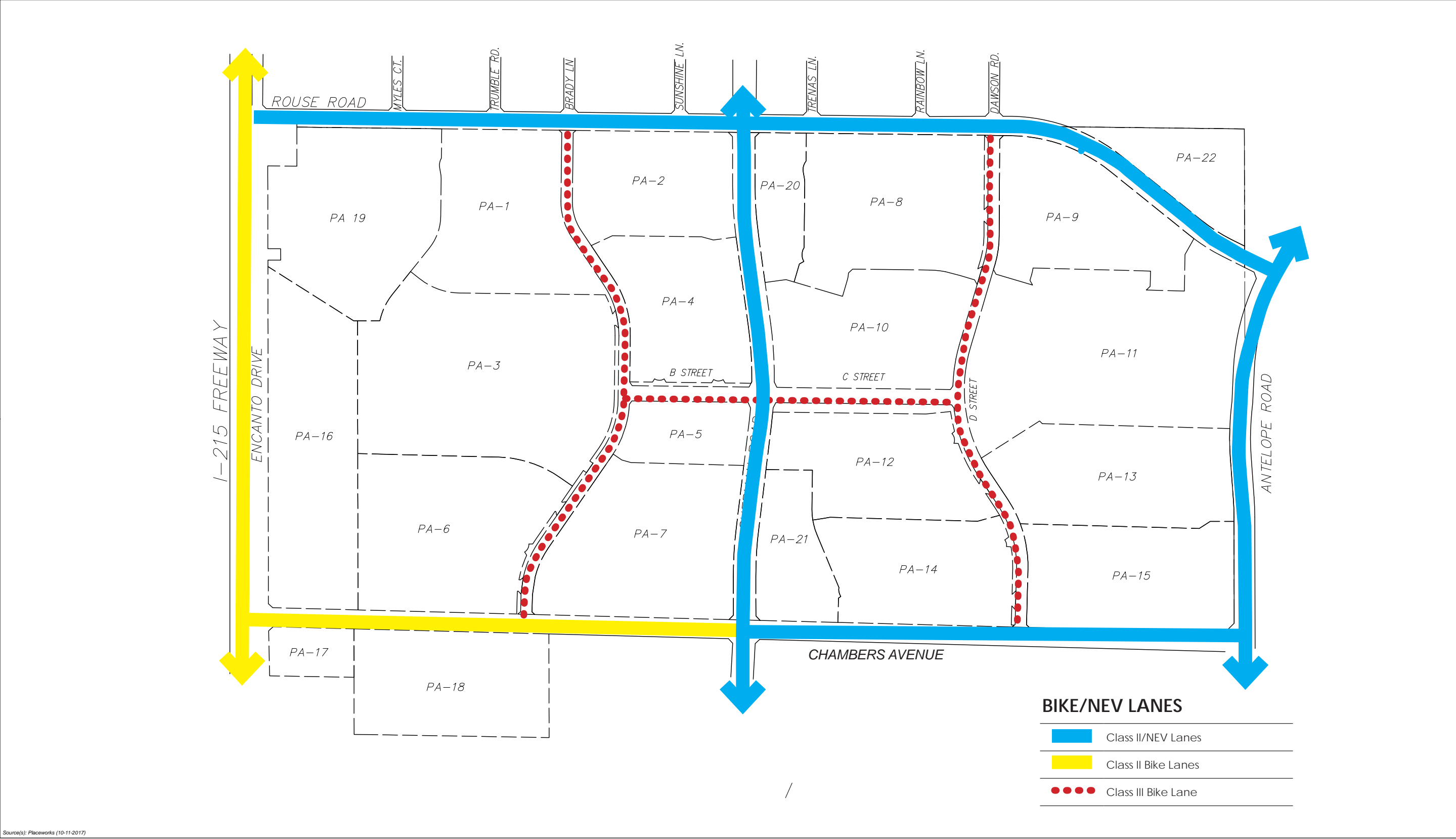


Figure 2-11

PEDESTRIAN NETWORK



Source(s): Placemarks (10-11-2017)

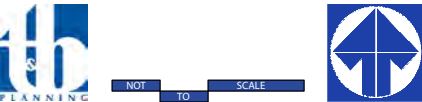


Figure 2-12

NEV AND BIKEWAY NETWORK

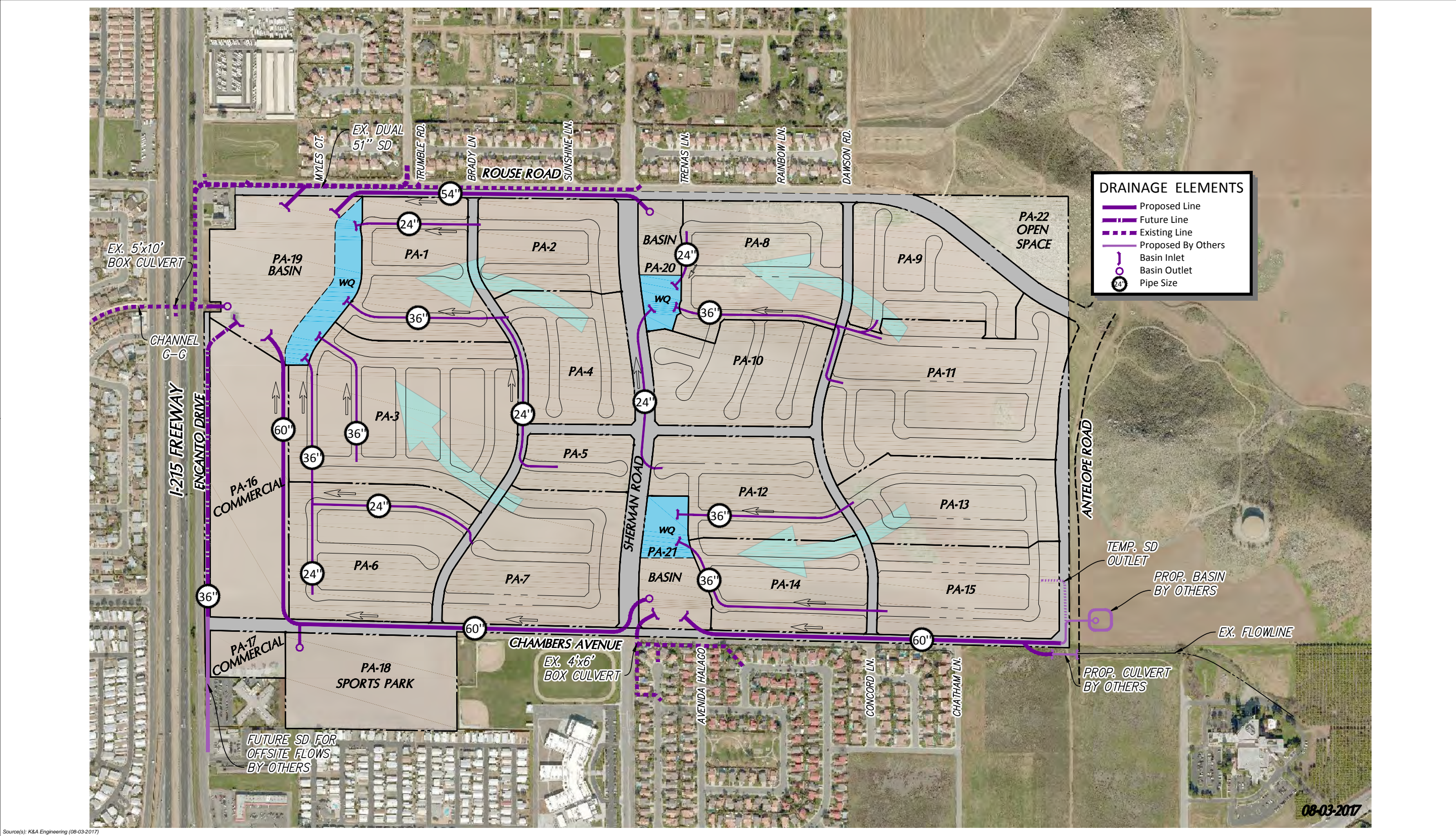
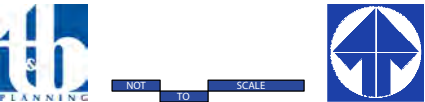
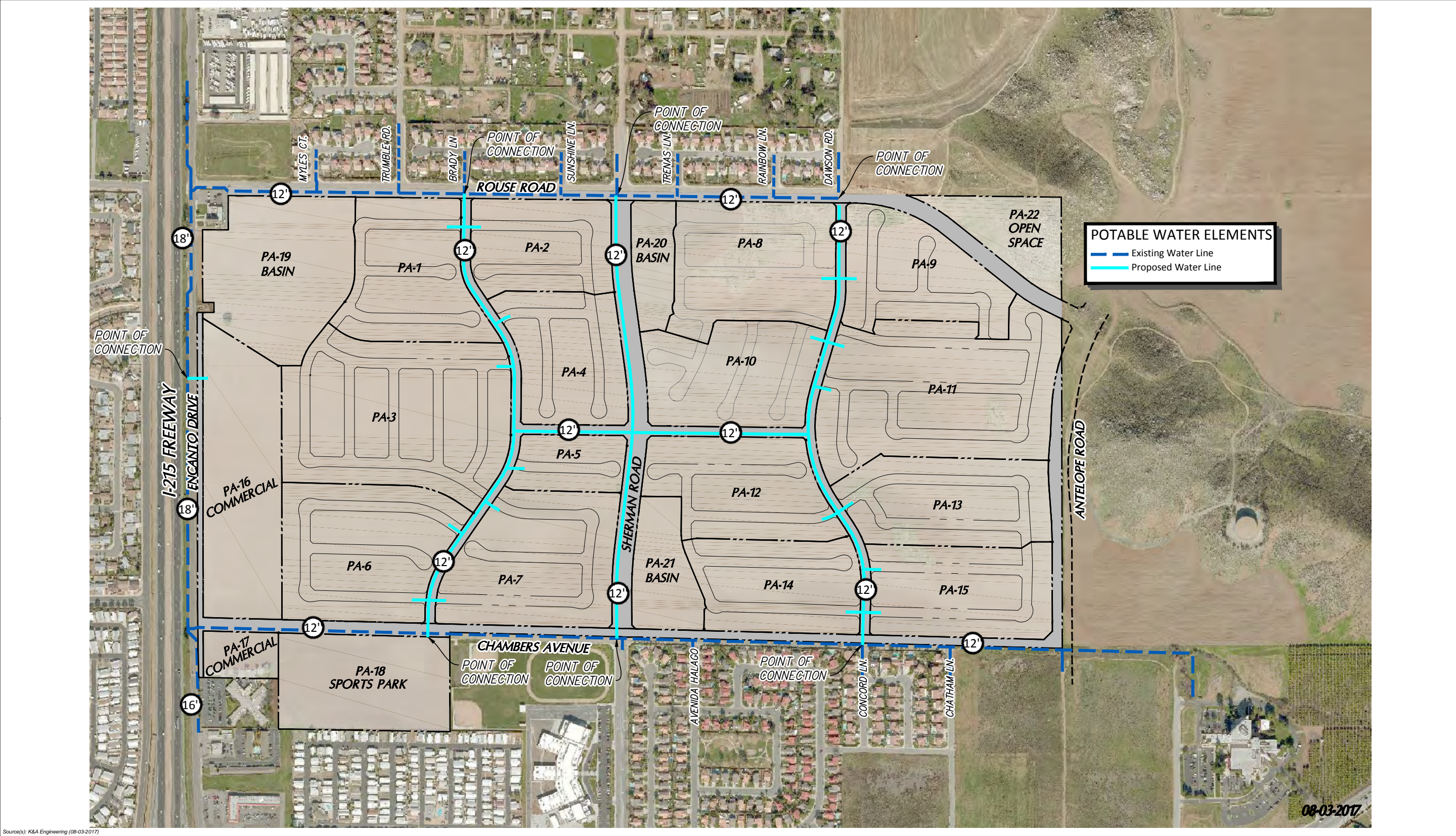


Figure 2-13





Source(s): K&A Engineering (08-03-2017)

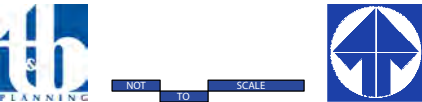
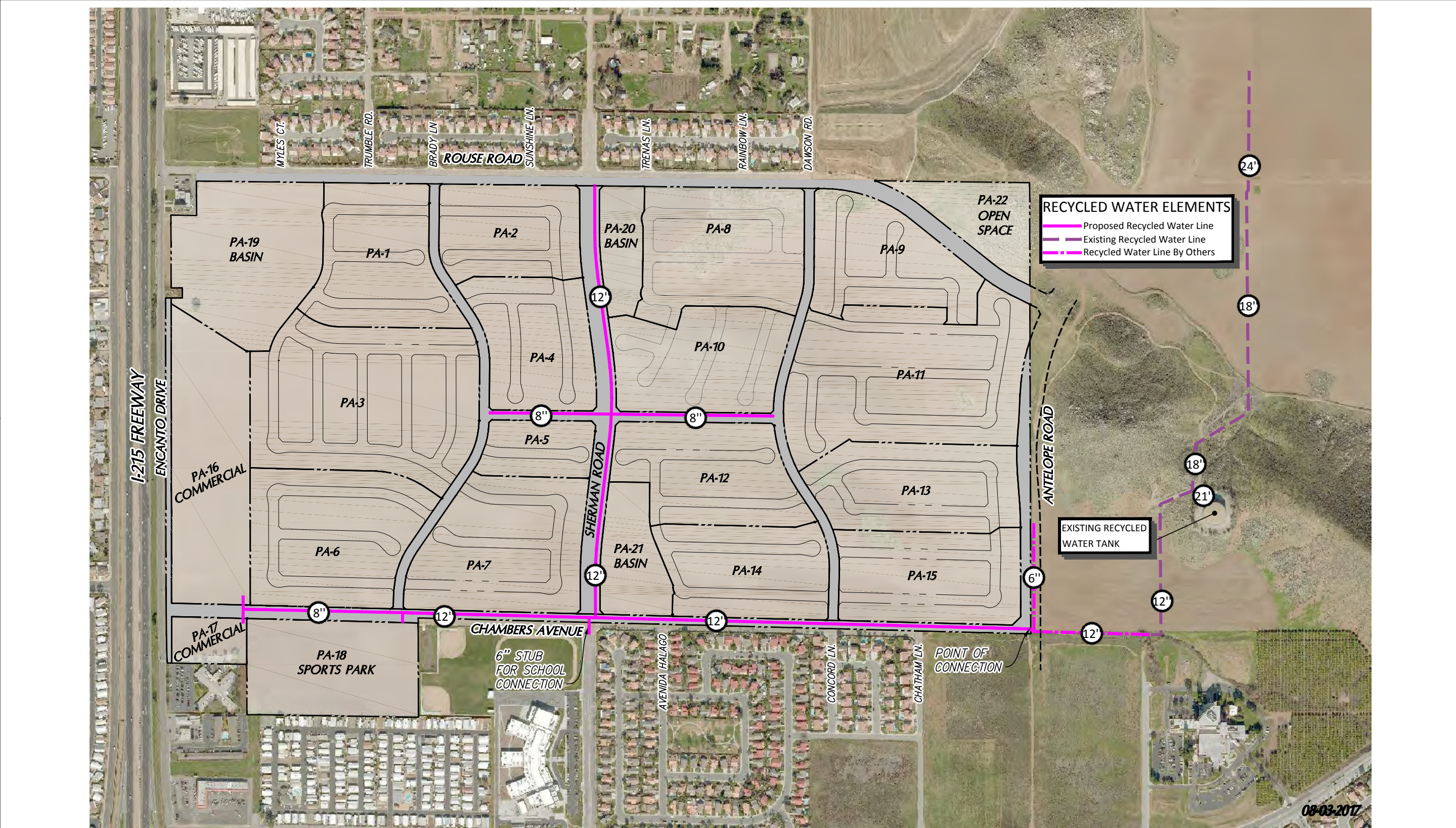


Figure 2-14

POTABLE WATER PLAN



Source(s): K&A Engineering (08-03-2017)

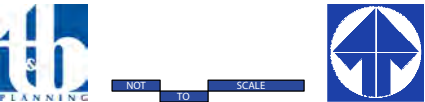
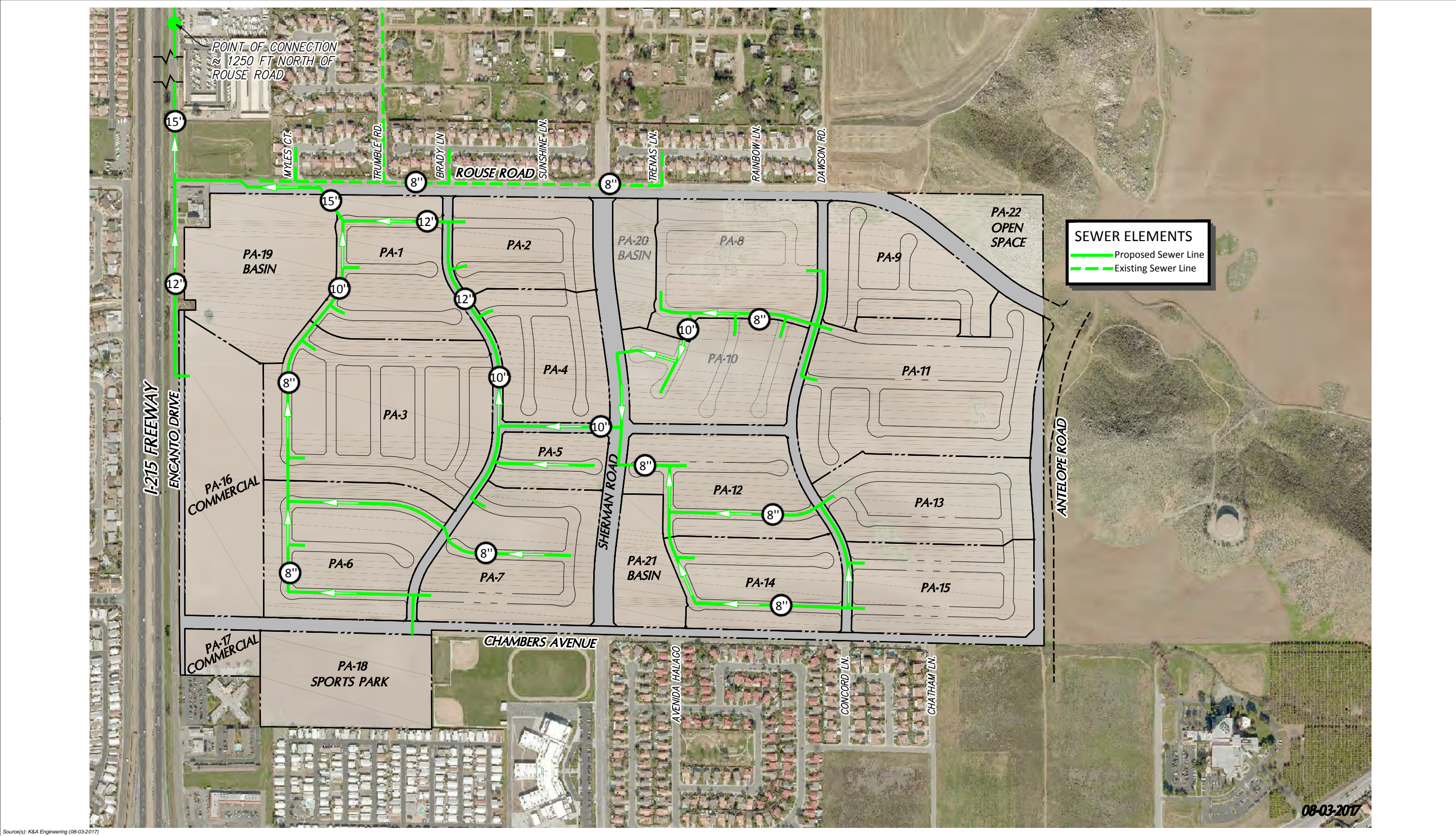


Figure 2-15

RECYCLED WATER PLAN



Source(s): K&A Engineering (08-03-2017)

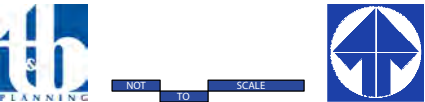
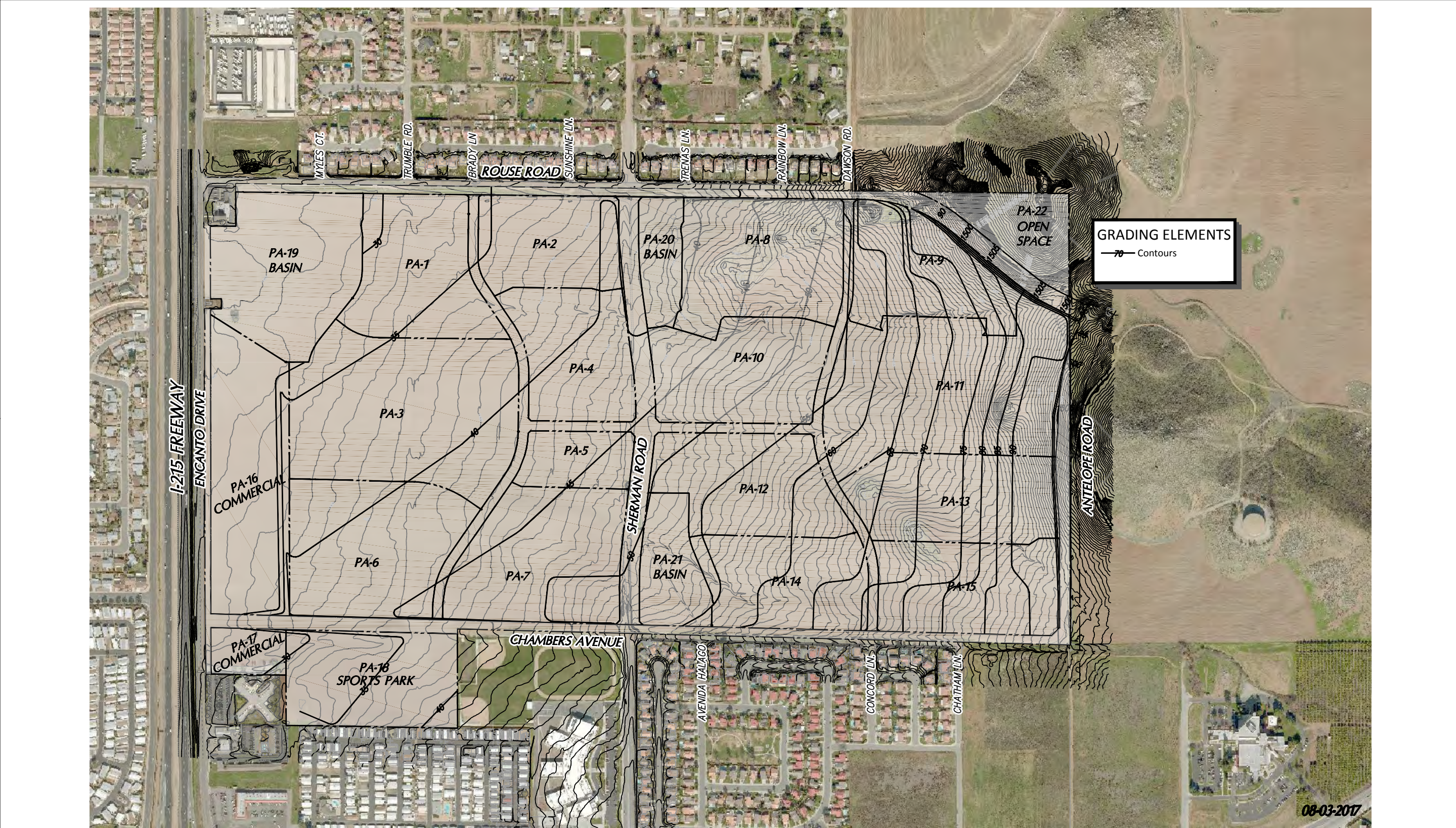


Figure 2-16

SEWER PLAN



Source(s): K&A Engineering (08-03-2017)

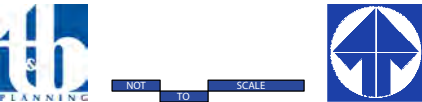
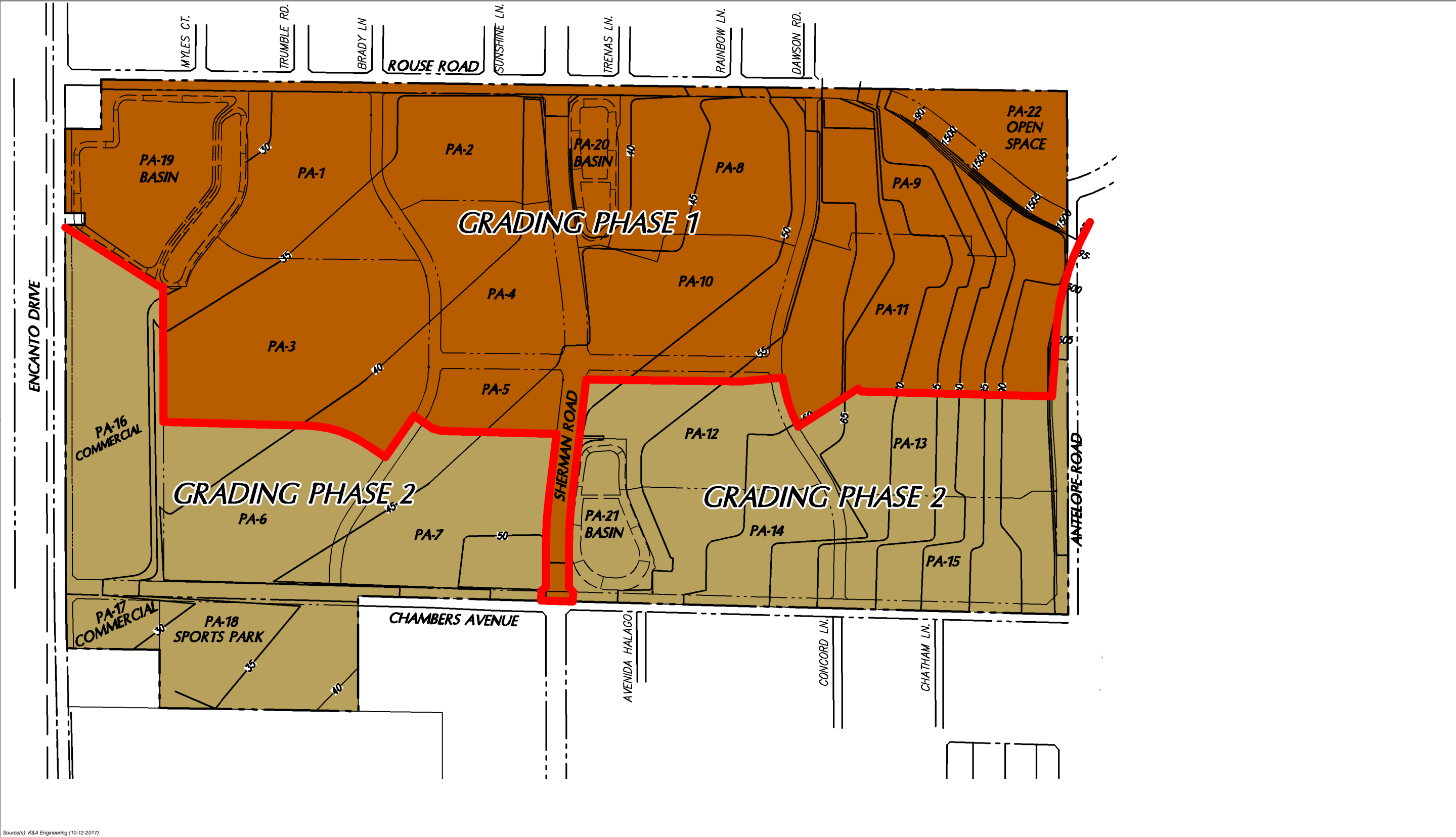


Figure 2-17

CONCEPTUAL GRADING PLAN



Source(s): K&A Engineering (10-12-2017)

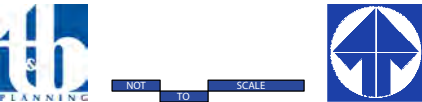
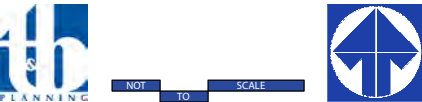
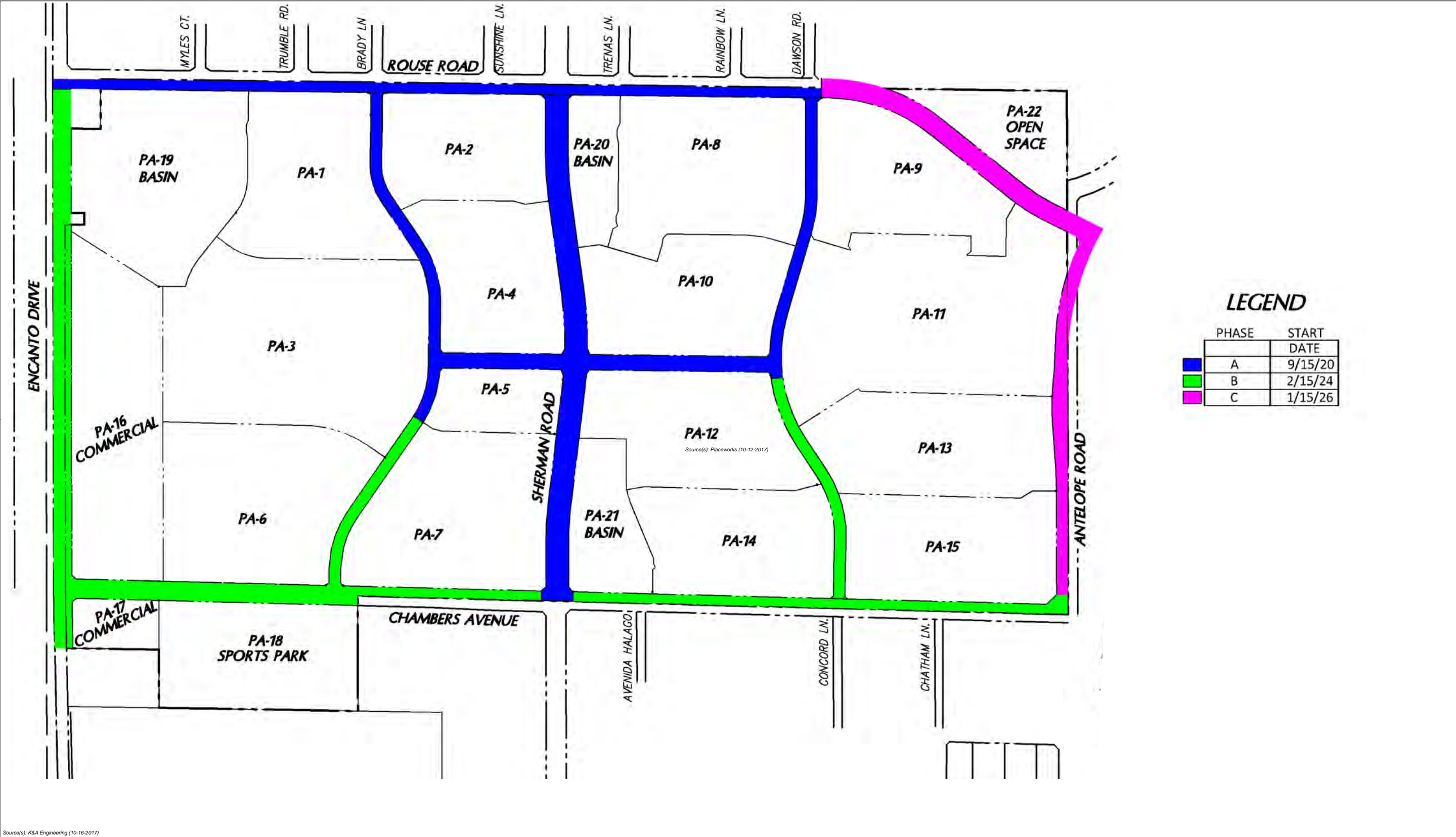
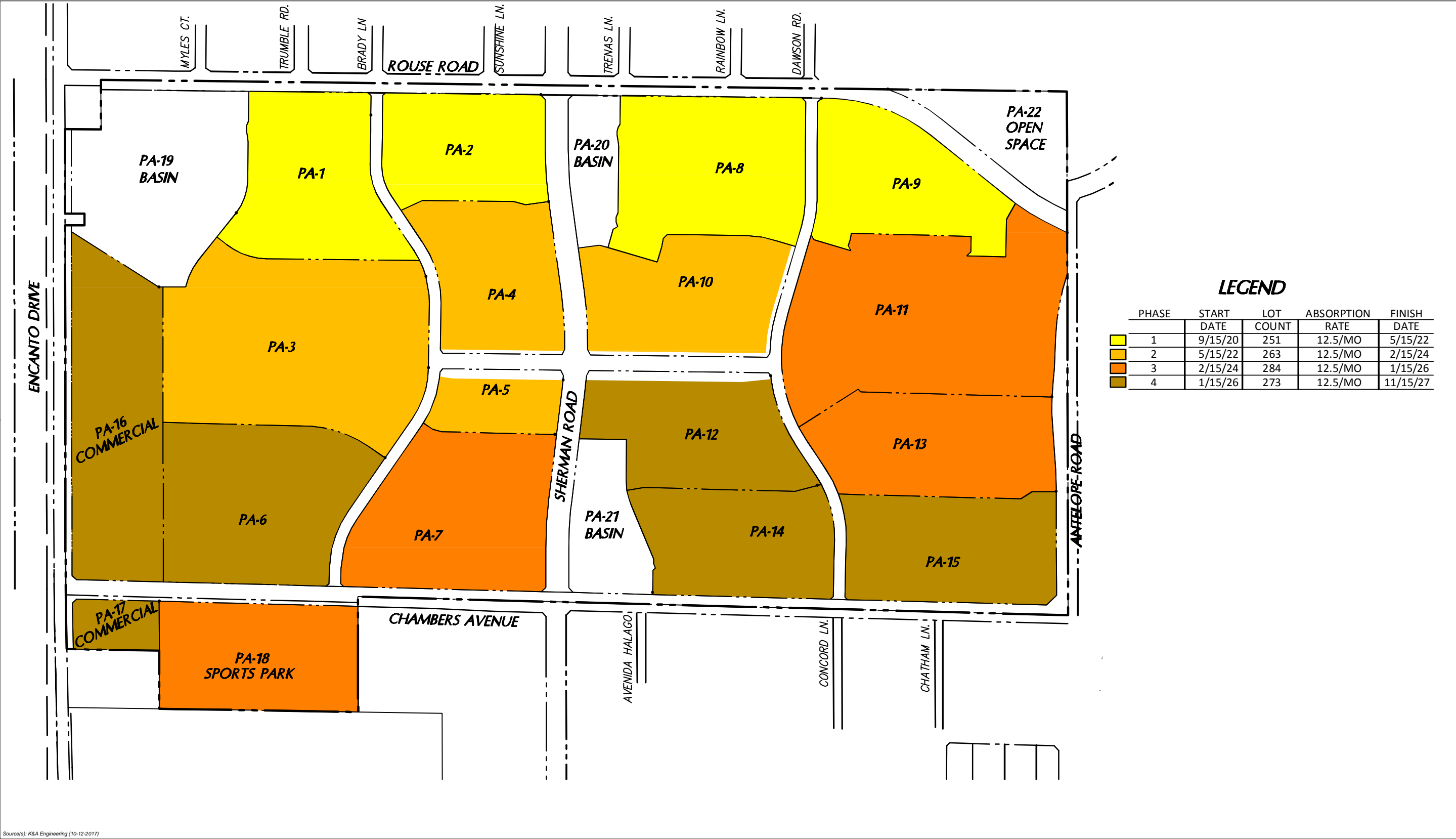


Figure 2-18

CONCEPTUAL PHASING PLAN - GRADING





Source(s): K&A Engineering (10-12-2017)

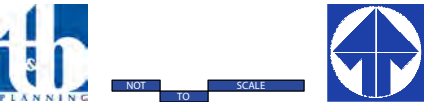



Figure 2-20


CONCEPTUAL PHASING PLAN - OCCUPANCY




LEGEND

 Proposed Physical Disturbances

Off-Site Utility Improvements

 Water Line

 Recycled Water Line


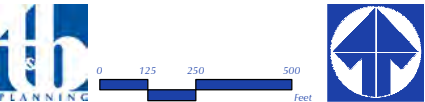
 Sewer Line

Figure 2-21



3.0 ENVIRONMENTAL CHECKLIST

3.1 BACKGROUND

1. **Project Title:** Fleming Ranch Specific Plan
2. **Lead Agency Name and Address:**
City of Menifee
29714 Haun Road
Menifee, CA 92586
3. **Contact Person and Phone Number:**
Lisa Gordon, Planning Manager
(951) 672-6777
4. **Project Location:** The 331.0-acre site is located in the northern portion of the City of Menifee. Specifically, the site is located east of Encanto Drive, south of Rouse Road, west of the future extension of Antelope Road, and generally north of Chambers Avenue. Assessor's Parcel Numbers: 333-020-009, 333-020-010, 333-030-012, 333-030-013, 333-030-021, and 333-030-022 (portion). Longitude/Latitude: 33° 43' 31.34" N, 117° 10' 51.49" W. Township/Range: Section 22, Township 5 South, Range 3 West, San Bernardino Baseline and Meridian.
5. **Project Sponsor's Name and Address:**
BLC Fleming LLC
100 Bayview Circle, Suite 2200
Newport Beach, Ca 92660
6. **General Plan Designation:** Fleming Ranch Specific Plan
7. **Zoning:** One-Family Dwellings (R-I) and Scenic Highway Commercial (C-P-S).
8. **Description of Project:** The proposed Project consists of applications for a Specific Plan (SP 2017-187) and Change of Zone (CZ 2017-188) to allow for development of the subject property with up to 1,080 dwelling units on lot sizes ranging from 5,000 square feet (s.f.) to 7,000 s.f., up to 225,000 s.f. of freeway-oriented commercial uses, and a 12.9-acre sports park. The Project also will include applications for three TTMs and a Development Agreement. Refer to Section 2.0 for a detailed description of the proposed Project.
9. **Surrounding Land Uses and Setting:** The Project site is surrounded to the north by residential land uses; to the east by undeveloped open space; to the south by residential, school, and retail uses; and to the west by I-15, beyond which are various residential developments. Refer to Subsection 2.2 for a more detailed description of surrounding land uses.
10. **Other Public Agencies Whose Approval Is Required:** As indicated in Table 3-1, *Public Agencies with Approval Authority Over the Proposed Project*, the Project would require approval from the following public agencies: Riverside County Flood Control and Water Conservation District (RCFCWCD); Eastern Municipal Water District (EMWD); Santa Ana Regional Water Quality Control Board (RWQCB); Army Corps of Engineers (ACOE); and California Department of Fish and Wildlife (CDFW).

Table 3-1 Public Agencies with Approval Authority Over the Proposed Project

Public Agency	Approvals and Decisions
Riverside County Flood Control and Water Conservation District (RCFCWCD)	<ul style="list-style-type: none"> • Approvals for on- and off-site drainage infrastructure.
Eastern Municipal Water District (EMWD)	<ul style="list-style-type: none"> • Approvals for the construction of on- and off-site potable water, recycled water, and sewer infrastructure. • Review and approval of a Water Supply Assessment (WSA).
Santa Ana Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Issuance of a Construction Activity General Construction Permit. • Issuance of a National Pollution Discharge Elimination System (NPDES) Permit. • Issuance of a Section 401 Permit pursuant to the Clean Water Act (CWA).
Army Corps of Engineers (ACOE)	<ul style="list-style-type: none"> • Issuance of a Section 404 Permit pursuant to the CWA.
California Department of Fish and Wildlife (CDFW)	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement pursuant to the Fish and Game Code.

3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

3.3 DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature: _____

Date: 11 / 17 / 17Printed Name: Lisa Gordon, Planning ManagerFor: Cheryl Kitzerow, Director

3.4 EVALUATION OF ENVIRONMENTAL IMPACTS

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	X			
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?			X	
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	
XIII. PALEONTOLOGICAL RESOURCES. Would the project:				
a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			
XVII. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	X			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			
XVIII. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 502.4.1? In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X			
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XX. ENERGY CONSERVATION.				
a) Would the proposed Project result in the inefficient, wasteful, or unnecessary consumption of energy (refer to Public Resources Code § 21100(b)(3))?	X			
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

4.0 ENVIRONMENTAL ANALYSIS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Menifee, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

4.1 ENVIRONMENTAL ISSUE ASSESSMENT

4.1.1 Aesthetics

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

a) Would the proposed Project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. Under existing conditions, the 331.0-acre Project site consists of undeveloped land that is used for dryland farming. Portions of the site also contain wild grass, weeds, brush, and scattered mature trees. The Project site does not comprise a scenic vista under existing conditions, although scenic vistas of the Lakeview Mountains to the northeast, the Santa Ana Mountains to the west, and the San Jacinto mountains to the east. With implementation of the proposed Project, the site would be developed with up to 1,080 residential homes, approximately 225,000 s.f. of commercial land uses, a 12.9-acre sports park, and detention/water quality basins. Development of the Project as proposed has the potential to obstruct distant scenic views of these aforementioned mountains. The required EIR shall evaluate the proposed Project to determine if there is any potential for the Project to result in substantial adverse effects to scenic vistas available within the Project area.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact. According to the California Department of Transportation (Caltrans), the nearest officially-designated scenic highway to the Project site is a segment of State Route 74 (SR-74) located approximately 15.7 miles east of the Project site. At this distance, the Project would not have the potential to damage scenic resources visible from a state-designated scenic highway. The nearest state-eligible scenic highway is a segment of SR-74 located approximately 1.2 miles north of the Project site.

Although this segment of SR-74 is not officially designated as a scenic highway, the required EIR nonetheless shall evaluate the Project's potential to result in adverse impacts to scenic resources visible from this segment of SR-74. (Caltrans, 2017)

c) Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. Under existing conditions, the 331.0-acre Project site consists of undeveloped land that is used for dryland farming. Portions of the site also contain wild grass, weeds, brush, and scattered mature trees. With implementation of the proposed Project, the site would be developed with up to 1,080 residential homes, approximately 225,000 s.f. of commercial land uses, a 12.9-acre sports park, and detention/water quality basins. Although these changes are not expected to degrade the existing visual character or quality of the site and its surroundings because development of the site would be governed by the Fleming Ranch Specific Plan's development standards and design guidelines, the Project's potential to substantially degrade the existing visual character or quality of the site and its surroundings nonetheless shall be evaluated in the required EIR.

d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. Under existing conditions, the 331.0-acre Project site is undeveloped and contains no sources of artificial lighting. Development of the proposed Project would be subject to the lighting design guidelines of the Fleming Ranch Specific Plan, as well as City of Menifee Municipal Code Chapter 6.01, *Dark Sky; Light Pollution*. Mandatory compliance with the proposed Specific Plan and the City's Municipal Code would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Regardless, the potential lighting and glare impact associated with the Project is regarded as a potentially significant impact which warrants analysis in the required EIR.

4.1.2 Agriculture and Forestry Resources

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. According to the California Department of Conservation (CDC), the majority of the Project site is classified as “Farmland of Local Importance,” while the knoll located in the northeast part of the site is classified as “Other Lands.” “Farmland of Local Importance” is either currently producing crops, has the capability of production, or is used for the production of confined livestock. “Farmland of Local Importance” is land other than “Prime Farmland,” “Farmland of Statewide Importance,” or “Unique Farmland.” This land may be important to the local economy due to its productivity or value. Lands classified as “Other Lands” include areas that are not included in any of the other mapping categories, such as roadways, rural residential uses, etc. There are no portions of the Project site or surrounding area that are classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (“Farmland”). (CDC, 2016a) Therefore, the Project does not have the potential to directly or indirectly convert Farmland to non-agricultural use, and no impact would occur. No further analysis is required on this subject.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Under existing conditions, the Project site is zoned for C-P-S and R-I uses, neither of which comprise zoning for agricultural use. No areas surrounding the Project site are zoned for agricultural use. Additionally, according to mapping information available from the CDC, the Project site and surrounding areas are not subject to Williamson Act contracts (CDC, 2016b). Therefore, the proposed Project has no potential to conflict with existing zoning for agricultural use or with an existing Williamson Act contract. As such, no impact would occur and no further analysis of this topic is required.

c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project site is not designated as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. The Project site and surrounding areas are zoned for residential and commercial land uses. Accordingly, the proposed Project

would not have the potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). As such, no impact would occur and no further analysis of this topic is required.

d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project site and surrounding areas are not part of a forest. The Project site is located in a portion of City of Menifee that is developed and developing, with medium-density residential developments that contain only ornamental and shade trees. (Google Earth, 2016) Accordingly, the proposed Project would not have the potential to result in the loss of forest land or the conversion of forest land to non-forest use. As such, no impact would occur and no further analysis of this topic is required.

e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As indicated under the discussion and analysis of Threshold 4.1.2.a), there are no “Farmland” designations applied to land within the Project site or surrounding areas, although the Project would result in the elimination of dry land farming activities on site. Aside from the elimination of existing dryland farming on site, the proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. (CDC, 2016a; Google Earth, 2016). Additionally, there are no forest lands in the Project vicinity, and conversion of forest land to non-forest use would not occur. As such, impacts would be less than significant and no further analysis of this topic is required.

4.1.3 Air Quality

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project site is located in the South Coast Air Basin (SCAB). Air quality within the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and adopted the Final 2016 Air Quality Management Plan (AQMP) for the SCAB, on March 3, 2017 (SCAQMD, 2017). The proposed Project would result in the emission of additional pollutants into the SCAB associated with both construction and operational activities. These emissions would have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's 2016 AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project's potential to conflict with the adopted SCAQMD's AQMP.

b) Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. Air quality within the SCAB is regulated by the SCAQMD and standards for air quality are documented in the 2016 SCAQMD AQMP (SCAQMD, 2017). In 2015, the most recent year for which data are available, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) were exceeded on one or more days for ozone, Inhalable Particulates (PM₁₀) and Ultra-Fine Particulates (PM_{2.5}) at most monitoring locations (CARB, 2016). The Project would emit ozone precursors (e.g., nitrous oxides, carbon monoxide, and volatile organic compounds [VOCs]) as well as PM₁₀ and PM_{2.5} during both construction and long-term operation. Additionally, implementation of the proposed Project would result in air quality pollutant emissions during both construction and operation that would have the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project's expected pollutant levels and evaluate whether the proposed Project's emissions would violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

c) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. The SCAB is a non-attainment area for various state and federal air quality standards including ozone, PM₁₀, and PM_{2.5} (CARB, 2016). The Project would emit ozone precursors (e.g., nitrous oxides, carbon monoxide, and volatile organic compounds) as well as PM₁₀ and PM_{2.5} during both construction and long-term operation, and thereby has the potential to cumulatively contribute to a net increase of criteria pollutants in the SCAB for which the region is considered non-attainment under state and/or federal standards. Therefore, a site-specific air quality impact analysis shall be prepared for the Project, and the required EIR shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is in non-attainment.

d) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction. Known sensitive receptors located within one mile of the Project site include residential uses to the north and west; and school uses to the east and

south (Google Earth, 2016). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. Under long-term operation, the development of the Project site with residential, commercial retail, and recreational uses would not expose any nearby sensitive receptors to substantial pollutant concentrations as these uses are not associated with the generation of substantial pollutant concentrations. The Project's potential for exposing nearby sensitive receptors to substantial air quality pollutants during construction activities shall be evaluated in a Project-specific air quality technical report and discussed in the required EIR.

e) Would the Project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Project construction activities could produce odors resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD, 1976). For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential, commercial, and recreational uses, which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (SCAQMD, 1976). As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this topic is not required.

4.1.4 Biological Resources

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			

- a) **Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as part of historical agricultural operations, as well as on-going weed abatement activities. The Project site has the potential to support sensitive species such as small mammals and migratory birds as well as the western burrowing owl. Because the Project site has the potential to contain species and/or habitat that supports species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS), a qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.

- b) **Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as a result of prior agricultural operations, as well as routine on-going weed abatement. A site-specific biological technical report shall be prepared to determine the presence or absence of riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the CDFW or USFWS, including federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the investigations shall be incorporated into the required EIR and any potentially significant impacts to waters of the U.S. or wetland habitats shall also be evaluated.

- c) **Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Potentially Significant Impact. Refer to the discussion under Threshold 4.1.4.b).

- d) **Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Potentially Significant Impact. Although the Project site is not targeted as a wildlife corridor by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), there is a potential that the Project site could support potential live-in and/or marginal habitat for reptile, bird, and/or mammal movement at a local scale (RCTLMA, 2016). If the Project site facilitates movement on a local scale, such movement likely occurs with species adapted to urban environments due to existing development in the vicinity of the Project site. Nonetheless, the required biological resources assessment shall evaluate whether the proposed Project has the potential to interfere substantially with the movement of any resident or migratory wildlife species. The results of the biological resources assessment shall be disclosed in the required EIR.

- e) **Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Potentially Significant Impact. Other than the MSHCP (which is addressed below under Threshold 4.1.4f), the Project site is within the boundary of the adopted Habitat Conservation Plan (HCP) for endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservancy Agency (RCHCA) and would be subject to Chapter 9.86 of the City's Municipal Code, which addresses tree preservation and other potential environmental effects associated with parks and landscaping.

The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. Through implementation of the SKR HCP, more than \$45 million has been dedicated to the establishment and management of a system of regional preserves designed to ensure the persistence of SKR in the plan area. This effort has resulted in the permanent conservation of approximately 50 percent of the SKR-occupied habitat remaining in the HCP area. Through direct funding and in-kind contributions, SKR habitat in the regional preserve system is managed to ensure its continuing ability to support the species. The City of Menifee is a member agency of the RCHCA; however, there are no regional SKR preserves in the City. The proposed Project is within the SKR HCP area and would be required to comply with applicable provisions of this plan. As such, the Project would not conflict with the SKR HCP, and no mitigation is required.

Chapter 9.86 of the City's Municipal Code sets forth requirements for park design, landscaping, and tree preservation, and is intended, in part, to protect existing natural ecosystems where appropriate; create new ecosystems; promote efficient use of water; minimize soil erosion; preserve and protect trees; diminish wildland fire danger; ensure that landscape installations do not create hazards for motorists or pedestrians; and to protect trees as a community resources. All future grading and improvement plans would be subject to compliance with Chapter 9.86 of the Municipal Code, and Project compliance would be assured by future City review of implementing grading and improvement plans. As such, the Project would not conflict with Municipal Code Chapter 9.86, and no impact would occur.

Accordingly, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no further analysis of this topic is required. (Menifee, 2013b)

- f) **Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Potentially Significant Impact. The Project site is located within the Western Riverside County MSHCP, which is a comprehensive, multi-jurisdictional HCP focusing on conservation of species and their associated habitats in Western Riverside County. According to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the Project site is not targeted for conservation under the MSHCP (RCIT, 2016; RCTLMA, 2016). The nearest area subject to a MSHCP Criteria Cell (Cell No. 3467) is located 2.2-miles northwest of the Project site (RCIT, 2016). However, it is unknown whether the Project site contains riparian/riverine areas or vernal pools, which are regulated by MSHCP Section 6.1.2. Additionally, the Project site is located in the Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California orcutt grass, and Wright's trichocoronis, impacts to and survey requirements for are regulated by MSHCP Subsection 6.1.3. The Project site does not abut any MSHCP Criteria Cells, and is therefore not subject to the MSHCP Urban/Wildlife Interface Guidelines pursuant to MSHCP Subsection 6.1.4. Additionally, according to the MSHCP Conservation Summary Report Generator, the Project site is not located in a special linkage area, nor is the Project site located within the Criteria Area Species Survey Area (CASSA) for amphibian species or mammals; however, the Project site is located within the CASSA for the burrowing owl, which is regulated by MSHCP Subsection 6.3.2. Accordingly, a biological technical report shall be prepared to determine Project consistency with the provisions of MSHCP Subsections 6.1.2 and 6.1.3, as well as Subsection 6.3.2 as it pertains to the burrowing owl. (RCA, 2014) The required EIR shall disclose the results of the biological studies, and shall evaluate the Project's consistency with applicable MSHCP requirements.

4.1.5 Cultural Resources

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

- a) **Would the Project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?**

Potentially Significant Impact. Although there are no historic structures or other known historic resources on the Project site, the Project nonetheless has the potential to impact historic resources that may be buried beneath the site's surface. Accordingly, a formal cultural resources assessment shall be prepared on behalf the Project and further discussed in the Project's EIR to ascertain potential impacts to on-site historical resources.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. The potential exists for archaeological sites and/or resources to occur on the site and beneath the site's surface, including the potential for human remains. A site-specific archaeological resources evaluation shall be conducted to determine whether the Project site contains cultural resources. The required EIR shall evaluate the Project's potential to result in impacts to archeological resources that may be buried beneath the site's surface. In addition, consultation with the Native American community is required to occur in accordance with California Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). A detailed summary of findings of the site-specific archaeological resources evaluation and the results of the Native American consultation process shall be documented in the required EIR.

c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Less-Than-Significant Impact. While not anticipated, in the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and would ensure that potential impacts are less than significant. No further analysis is required on this subject.

4.1.6 Geology and Soils

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

a) **Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Potentially Significant Impact. According to the Riverside County Information Technology (RCIT) and the City's General Plan EIR, there are no known faults traversing the Project site (RCIT, 2016; Menifee, 2013b, Figure 5.6-2). The nearest fault zone to the Project site is the Elsinore Fault Zone which occurs approximately 8.9 miles southwest of the Project site (RCIT, 2016). Regardless, a site-specific geologic reconnaissance shall be conducted on the Project site, the results of which shall be reported in the required EIR. The required EIR will discuss and evaluate the potential for the Project to expose people or structures to risks associated with earthquake fault zones based on the findings of the geotechnical study. The required EIR shall also evaluate the Project's potential to conflict with the standards and requirements detailed in the California Building Standards Code (CCR Title 24), City of Menifee Building Code, and/or applicable professional engineering standards appropriate for the Project's seismic zone.

ii) **Strong seismic ground shaking?**

Potentially Significant Impact. The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed Project. The ground shaking risk is not considered substantially different than that of other similar properties in the southern California area. The Project area is within a seismically active region containing two major faults (Elsinore and San Jacinto faults), and the potential rupture of any of these faults could result in significant structural damage and human injury or casualty. The proposed Project's potential to be subject to strong seismic ground shaking shall be evaluated in the required EIR.

iii) **Seismic-related ground failure, including liquefaction?**

Potentially Significant Impact. According to Riverside County GIS, the Project site is considered to have a "low" susceptibility to liquefaction hazards (RCIT, 2016). Nonetheless, a geotechnical/soils study report shall be prepared to analyze and disclose the potential for the Project to be affected by liquefaction, the detailed findings of which shall be summarized and evaluated in the required EIR. The EIR also shall take into consideration the Project's compliance with the California Building Standards Code (CCR, Title 24) during construction and site preparation recommendations that are specified in the geotechnical report prepared for the Project with respect to avoiding structural damage as a result of the potential occurrence of liquefaction.

iv) Landslides?

Potentially Significant Impact. The Project site and surrounding areas generally exhibit relatively level topography, with exception of the knoll in the northeastern portion of the site and an off-site hillform located east of the Project site. Although these hillforms exhibit rock outcroppings, which generally would preclude the potential for substantial landslides that could affect future Project residents and structures, the Project-specific geotechnical report shall nonetheless evaluate the Project's potential to be affected by landslides, the results of which shall be documented in the required EIR.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Development of the Project site would remove the site's existing vegetative cover during grading and construction and expose the underlying soils, which would increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil on- and off-site. The Project's EIR shall analyze the potential for soil erosion during grading operations. The analysis will consider the Project's required adherence to standard regulatory requirements including but not limited to City of Menifee Municipal Code Chapter 15.01 (Stormwater/Urban Runoff) and the requirements imposed by the City of Menifee's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff (RWQCB, 2010). Additionally, the site-specific geotechnical report shall assess the risk for erosion on the Project site. The required EIR shall evaluate the Project's potential to result in substantial soil erosion and the loss of topsoil.

c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Refer to the discussion of Threshold 4.1.6.a) for a discussion of hazards associated with liquefaction and landslides. As noted, the required EIR shall evaluate whether Project implementation would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides or liquefaction. Additionally, the Project site is considered susceptible to subsidence (RCIT, 2016). However, due to the low potential for liquefaction hazards on-site, the potential for lateral spreading and collapse on-site is considered very low. Nonetheless, a site-specific geotechnical investigation shall be prepared for the Project site to identify more precisely the soil types underlying the Project site and to identify design specifications and recommendations for reducing the potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction, and collapse, as necessary and appropriate. The results of the report shall be summarized and incorporated in the Project's EIR and any impacts associated with ground subsidence shall be disclosed.

d) Would the Project be located on expansive soil, as defined in Table 18-I-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. The potential for expansive soils to be located on the Project site shall be explored as part of the required site-specific geotechnical evaluation. The required EIR shall disclose the findings of the geotechnical evaluation, and, if necessary, shall impose mitigation measures to ensure that the recommendations of the geotechnical evaluation are adhered to during Project construction.

- e) **Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

No Impact. The proposed Project would connect to EMWD facilities for wastewater treatment. As such, the Project would not involve the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur and further analysis of this topic is not required.

4.1.7 Greenhouse Gas Emissions

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

- a) **Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project's overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. A Project-specific GHG emissions report shall be prepared for the Project to evaluate whether the Project's emissions of GHGs would result in a significant impact on the environment, either directly or indirectly. Additionally, the Project's potential impacts due to GHG emissions will be assessed in the required GHG emissions report based on consistency with California Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). The results of the GHG emissions report shall be documented in the required EIR.

- b) **Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. The City of Menifee has not adopted a Climate Action Plan (CAP) or other plans, policies, or regulations adopted for the purpose of reducing GHGs. A Project-specific GHG emissions report shall be prepared to evaluate the Project's consistency with AB 32 and SB 32, which are the primary policies/regulations adopted in the State of California to reduce GHG emissions. Thus, the Project's potential to result in a significant impact related to GHG emissions shall be based on its consistency with AB 32 and SB 32. The required EIR shall document the findings of the Project-specific GHG emissions report and shall evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

4.1.8 Hazards and Hazardous Materials

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

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. A Phase I Environmental Site Assessment (ESA) shall be prepared for the Project site. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials.

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction-sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonably consequence of the proposed Project than would occur on any other similar construction-site. As such,

hazardous materials-related impacts associated with Project construction activities would be less than significant.

The Project includes future development of residential, commercial, and recreational uses. These uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Household and other goods used by homes and retail uses that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents and school personnel are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the Environmental Protection Agency (EPA), State, and/or the City of Menifee. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

Construction and operational characteristics of the Project would be less than significant (as discussed above); however, there is the potential for hazardous materials to be present on the Project site under existing conditions, which in turn could result in significant impacts to the environment. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials associated with existing site conditions.

- b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Potentially Significant Impact. Refer to the response to Threshold 4.1.8.a), above.

- c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less-than-Significant Impact. The Project site is located immediately adjacent to the Hans Christensen Middle School, and the Project includes future development of residential, commercial, and recreational uses. These uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. As such, impacts to nearby schools would be less than significant and no further analysis of this topic is required.

- d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Potentially Significant Impact. The Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2015). Regardless, a Phase I ESA for the Project site will be prepared to evaluate existing site conditions relative to hazardous material contamination. Any existing contaminants on the Project site shall be disclosed in the Phase I ESA, and shall be discussed in the required EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the project area?**

Potentially Significant Impact. The Project site is located within the Airport Influence Area (AIA) for the March Air Reserve Base, located approximately 9.7 miles northwest of the Project site. According to the Airport Land Use Compatibility Plan (ALUCP) for March Air Reserve Base, the Project site is located within Compatibility Zone E, which does not have any restrictions on residential density or number of people per acre. Prohibited land uses within Compatibility Zone E include hazards to flight, and requires notification of aircraft overflights as part of future real estate transactions. (ALUC, 2014, Table MA-2 and Map MA-1) Regardless, because the Project site is located within the March Air Reserve Base AIA, the Project will require review by the Riverside County Airport Land Use Commission (ALUC). The required EIR shall evaluate the Project's consistency with the March Air Reserve Base ALUCP, and shall identify any conditions placed on the Project by the ALUC.

- f) **For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the project area?**

Less-Than-Significant Impact. The nearest private airport facility to the Project site is the Perris Valley Airport, located approximately 2.5 miles northwest of the Project site. According to the ALUCP for the Perris Valley Airport, the Project site is not located within the AIA for this facility, indicating operations at the Perris Valley Airport are unlikely to create a safety hazard for people working or residing in the Project area (RCIT, 2016; ALUC, 2011, Map PV-1). Accordingly, impacts would be less than significant, and no further analysis of this topic is required.

- g) **Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less-Than-Significant Impact. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and further analysis of this subject is not required.

- h) **Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

Potentially Significant Impact. The northeastern portion of the Project site is located within a "High Fire Hazard Severity Zone," while lands to the east and southeast of the Project site are located within a "Moderate Fire Hazard Severity Zone," "High Fire Hazard Severity Zone," and "Very High Fire Hazard Severity Zone" (Menifee, 2013b, Figure 5.8-3). Although the Project would be surrounded by improved roadways and the Fleming Ranch Specific Plan would include development standards and design guidelines to address wildland fire hazards, the Project has the potential to expose people or structures to the potential for significant risk of loss, injury, or death associated with wildland fire hazards and further analysis of this topic will be required in the Project's EIR.

4.1.9 Hydrology and Water Quality

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?			X	

a) Would the Project violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The California Porter-Cologne Water Quality Control Act (Section 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Ana River and other major water bodies within the Santa Ana Basin is contained in the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin (updated June 2011). (RWQCB, 2011)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. Receiving waters for the property's drainage and the potential impact to the water quality of those receiving bodies shall be disclosed in the site-specific WQMP, and potential impacts to impaired water bodies shall be discussed in the EIR.

Project construction would generate potential water quality pollutants such as silt, debris, chemicals paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the Santa Ana RWQCB and the City of Menifee, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana Basin involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project's compliance with the NPDES and SWPPP shall be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement Water Quality Management Plans (WQMPs), pursuant to the requirements of the RWQCB Order No. R8-2010-0033 (RWQCB, 2010). A Preliminary WQMP shall be prepared for the Project site, which shall identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR shall evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

- b) Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Potentially Significant Impact. The Project site occurs within the San Jacinto Groundwater Basin and does not propose the installation of any water wells that would directly extract groundwater (DWR, 2006). Runoff from the site (following treatment from on-site water quality and detention basins) would be conveyed westerly via existing natural and man-made drainage channels, which would allow for continued groundwater infiltration into the San Jacinto Groundwater Basin. Additionally, future operation of the Project site as a residential and commercial community would increase the demand for groundwater resources in the local area. According to the Eastern Municipal Water District (EMWD), in 2015 the EMWD obtained approximately 15.4% of its water supply from groundwater sources (including both groundwater and desalinated groundwater). (EMWD, 2016a, Table ES-3) The Project would result in new demands for water resources from the EMWD, including groundwater resources. Accordingly, the Project's potential to interfere with groundwater recharge to the San Jacinto Groundwater Basin as well

as the Project's future incremental demand for new groundwater resources shall be analyzed in the required EIR.

- c) **Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site?**

Potentially Significant Impact. The Project would involve mass grading over a majority of the Project site except the northeastern corner of the site, which would alter the existing drainage patterns of the site. Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm event. In the long-term, development of the property with residential, commercial, and recreational land uses would increase the total area of impervious surfaces, thereby increasing the rate and volume of stormwater runoff and potentially resulting in off-site erosion downstream. Conversely, the conversion of pervious to impervious surfaces also would reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study shall be prepared for the Project site. The hydrology study shall evaluate the difference between existing and post-development drainage conditions and shall analyze the incremental increase in stormwater runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the studies shall be summarized and incorporated into the Project's EIR.

The required EIR also shall evaluate the potential for long-term erosion and address Project design features (such as water quality and detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project's required adherence to standard regulatory requirements including but not limited to City of Menifee Municipal Code Chapter 15.01 (Storm Water/Urban Runoff), the requirements imposed by City of Menifee's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), the RWQCB's Water Quality Control Plan for the Santa Ana Basin (Basin Plan), and the required Project-specific Water Quality Management Plans (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff during both construction and long-term operation. The EIR also shall consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment (RWQCB, 2010).

- d) **Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Potentially Significant Impact. Under existing conditions, the Project site is tributary to a total of 816 acres of off-site drainage areas to the north, east, and south. The existing volume of runoff water exceeds the capacity of an existing Caltrans 10'x5' reinforced box culvert (RCB) and results in localized flooding along Encanto Drive. Development of the Project site as proposed would create impervious surfaces over much of the Project site that has the potential to exacerbate this existing condition, resulting in potential flood hazards on-site and to downstream properties. A hydrology study shall be required for the Project site to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge. Although the Project has the potential to alter the existing drainage pattern of the site, change absorption rates, and result in increased rates of surface runoff, actual flooding on- or off-site is not likely to occur due to the proposed construction of on-site water quality/detention basins and storm drain facilities as would be required by the City of Menifee and the Riverside County Flood Control and Water Conservation District (RCFCWCD). Nevertheless, the

required EIR shall incorporate the findings of the hydrology study and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site.

- e) **Would the Project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact. In the absence of an adequately designed stormwater system specific to the Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. A hydrology study and WQMP shall be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge from the site. The studies shall take into consideration the flow capacity of the existing and planned storm water drainage systems off-site, including but not limited to the existing Caltrans 10'x5' RCB, and shall also evaluate the Project's potential to contribute to existing water quality impairments within the watershed. The results of the studies shall be summarized and incorporated into the required EIR.

- f) **Would the Project otherwise substantially degrade water quality?**

Potentially Significant Impact. There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Nonetheless, the required EIR shall evaluate the Project's potential to result in other adverse effects to water quality.

- g) **Would the Project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact. According to Riverside County GIS and the Federal Emergency Management Agency (FEMA), the Project site is not located within a 100-year flood hazard area (FEMA, 2014, Map Nos. 06065C2055H and 06065C2060H; RCIT, 2016). Accordingly, the Project would not place housing within a 100-year flood hazard area and no impact would occur. No further analysis of this topic is required.

- h) **Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact. According to Riverside County GIS and the FEMA, the Project site is not located within a 100-year flood hazard area (FEMA, 2014, Map Nos. 06065C2055H and 06065C2060H; RCIT, 2016). Accordingly, the Project would not place structures within a 100-year flood hazard area that could impede or redirect flows, and no impact would occur. No further analysis of this topic is required.

- i) **Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Potentially Significant Impact. The western portions of the Project site are within existing dam inundation areas for three dams at Diamond Valley Lake and the Lake Perris Dam. Buildout of the proposed Project would increase the numbers of residents, workers, and structures within the dam inundation areas. The Project's potential to expose future residents, workers, and structures shall be evaluated in the required EIR. (Menifee, 2013b, p. 5.9-23; Riverside County, 2015a, Sun City/Menifee Area Plan Figure 9)

j) **Would the Project inundation by seiche, tsunami, or mudflow?**

Less-Than-Significant Impact. The Project site is located approximately 32 miles northeast of the Pacific Ocean, and is not subject to any tsunami hazards. Additionally, there are no large bodies of water within the Project vicinity that could subject the site to impacts associated with seiches. Although there are hillforms located to the southeast of the Project site and on-site in the northeast corner, nearby portions of these hillforms are dominated by rock outcroppings that would preclude mudflow hazards affecting future structures on-site (Google Earth, 2016). Accordingly, impacts would be less than significant and no further analysis of this topic is required.

4.1.10 Land Use and Planning

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

a) **Would the Project physically divide an established community?**

Less-Than-Significant Impact. Existing residential uses occur to the north and south of the Project site. Although the Project would involve the construction of residential and commercial land uses on-site, the Project would not result in the physical division of these existing homes in the surrounding areas because the Project would construct new public roadways and trails on-site that would provide more direct access between these residential uses. Accordingly, impacts due to the physical division of an established community would be less than significant, and no further analysis of this subject is required.

b) **Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Potentially Significant Impact. The primary land use plan applicable to the Project area is the City of Menifee General Plan, which was adopted in 2013. The General Plan designates the Project site as "Fleming Ranch Specific Plan (SP)," although a Specific Plan has not yet been adopted for the Project area and is proposed to be established as part of the Project (Menifee, 2013a, Exhibit LU-2). Although the Project is consistent with the General Plan Land Use Map, the Project has the potential to conflict with individual policies within the General Plan that were adopted for the purpose of avoiding or mitigating an environmental effect. Additionally, the Project has the potential to conflict with provisions of the City of Menifee Municipal Code sections related to avoiding or mitigating an environmental effect. The required EIR shall evaluate the Project's potential to conflict with applicable General Plan policies and Municipal Code requirements. In addition, the Project also has the potential to conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Southern California Association of Government's (SCAG) Comprehensive Plan and Guide, and the SCAQMD AQMP, all of which were

adopted to reduce or eliminate environmental effects. An analysis of Project consistency with the General Plan, Municipal Code, SCAG Comprehensive Plan and Guide, and the SCAQMD AQMP shall be included in the required EIR.

c) Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Impact. The Project site is located within the Western Riverside County MSHCP, which is a comprehensive, multi-jurisdictional HCP focusing on conservation of species and their associated habitats in Western Riverside County. According to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the Project site is not targeted for conservation under the MSHCP (RCIT, 2016; RCTLMA, 2016). The nearest area subject to a MSHCP Criteria Cell (Cell No. 3467) is located 2.2-miles northwest of the Project site (RCIT, 2016). However, it is unknown whether the Project site contains riparian/riverine areas or vernal pools, which are regulated by MSHCP Section 6.1.2. Additionally, the Project site is located in the Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California orcutt grass, and Wright's trichocoronis, impacts to and survey requirements for are regulated by MSHCP Subsection 6.1.3. The Project site does not abut any MSHCP Criteria Cells, and is therefore not subject to the MSHCP Urban/Wildlife Interface Guidelines pursuant to MSHCP Subsection 6.1.4. Additionally, according to the MSHCP Conservation Summary Report Generator, the Project site is not located in a special linkage area, nor is the Project site located within the Criteria Area Species Survey Area (CASSA) for amphibian species or mammals; however, the Project site is located within the CASSA for the burrowing owl, which is regulated by MSHCP Subsection 6.3.2. Accordingly, a biological technical report shall be prepared to determine Project consistency with the provisions of MSHCP Subsections 6.1.2 and 6.1.3, as well as Subsection 6.3.2 as it pertains to the burrowing owl. (RCA, 2014) The required EIR shall disclose the results of the biological studies, and shall evaluate the Project's consistency with applicable MSHCP requirements.

Additionally, according to Riverside County GIS, the Project site is located within the Stephens' Kangaroo Rat (SKR) HCP (RCIT, 2016). Per the requirements of the SKR HCP, the proposed Project would be subject to payment of fees and would thus have no potential to conflict with the SKR HCP. Further discussion of the SKR HCP is not required.

4.1.11 Mineral Resources

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

- a) **Would the Project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

No Impact. According to mapping available from the California Department of Conservation (CDC), the Project site is located within Mineral Resources Zone 3, which is defined as “areas containing mineral deposits the significance of which cannot be evaluated from available data” (CDC, n.d., Plate 7.24). Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state, and no impact would occur. No further analysis of this topic is required.

- b) **Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. The City of Menifee General Plan does not identify any locally important mineral resources recovery sites. There are no other land use plans applicable to the Project area that identify the Project site or surrounding areas as a locally important mineral resource recovery site. Accordingly, no impact would occur and further analysis of this topic is not required.

4.1.12 Noise

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

- a) **Would the Project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. Project-related construction activities as well as long-term operational activities (including projected increases in vehicular travel along area roadways) may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City's

General Plan and Municipal Code Chapter 9.09 (Noise Control Regulations). An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

b) Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. Operationally, the proposed residential, retail, and recreational land uses are not anticipated to present any groundborne vibration impacts. The required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration during construction and operation.

c) Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Construction of the Project as proposed could produce noise levels that would expose nearby sensitive receptors to noise levels exceeding the City's standards. Additionally, build-out and long-term operation of the Project would generate increased vehicular traffic, which has the potential to cause an increase in ambient noise levels. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise during both construction and operation, and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions and/or would result in noise levels in excess of those permitted by the City's General Plan Noise Element. The results of the acoustical study shall be summarized and incorporated into the required EIR.

d) Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Chapter 9.09 of the City's Municipal Code (Noise Control Regulations) regulates noise sources within the City, and imposes timing restrictions for construction activities and identifies maximum noise levels that should not be exceeded. Regardless, a site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels and whether the projected increase would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact. The nearest airport to the Project site is the Perris Valley Airport, which is a private airport located 2.5 miles northwest of the Project site. According to the ALUCP for the Perris Valley Airport, aircraft-related noise from the facility would be less than 55 dBA CNEL (ALUC, 2011, Map PV-3). Additionally, the Project site is located within the AIA of the March Air Reserve Base. Although the Project site is located 9.6 miles northwest of the Project site, the Project is located within the AIA for the March Air Reserve Base and would require review by the Riverside County Airport Land Use Commission (ALUC). Accordingly, there is a potential for future Project residents to be exposed to excessive noise levels associated with the March Air Reserve Base. The required EIR shall document the

results of the ALUC's determination and shall evaluate whether future residents or workers at the Project site would be exposed to excessive airport-related noise levels. (ALUC, 2014; Google Earth, 2016).

f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

Less-Than-Significant Impact. The nearest airport to the Project site is the Perris Valley Airport, which is a private airport located 2.5 miles northwest of the Project site. According to the ALUCP for the Perris Valley Airport, aircraft-related noise from the facility would be less than 55 dBA CNEL (ALUC, 2011, Map PV-3). Accordingly, the proposed Project would not expose people residing or working in the Project area to excessive noise levels associated with private airstrips. Impacts would be less than significant, and no further analysis of this topic is required.

4.1.13 Paleontological Resources

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. PALEONTOLOGICAL RESOURCES. Would the project:				
a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

a) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The majority of the Project site is identified as having a "High Sensitivity" for containing paleontological resources, while the northeastern portions of the site are classified as having "Low Sensitivity" (Menifee, 2013b, Figure 5.5-1). Due to the potential for subsurface paleontological resources on the Project site, a site-specific paleontological assessment shall be conducted for the site to determine whether Project development would result in significant impacts to paleontological resources. The required EIR shall evaluate the Project's potential to result in impacts to paleontological resources that may be buried beneath the site's surface.

4.1.14 Population and Housing

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

- a) **Would the Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less-Than-Significant Impact. Implementation of the Project would provide up to 1,080 residential units which would potentially result in the addition of up to 3,417 new residents to the area. Exhibit LU-4, *Land Use Buildout Summary*, of the City of Menifee General Plan identifies the estimated future population for the City. As shown, the General Plan assumes that the Project site would be developed with up to 1,588 dwelling units, resulting in a future population of approximately 4,108 persons. Thus, the Project would not exceed the population growth assumptions contained in the City's General Plan. Likewise, Exhibit LU-4 indicates the Project site would be developed with up to 231,476 s.f. of non-residential uses (commercial and non-commercial uses). The Project proposes to provide for a total of 225,000 s.f. of commercial retail space; thus, the Project also would not exceed the future employment forecasts based on the City's adopted General Plan. Moreover, the Southern California Association of Governments (SCAG) also produces future population and employment estimates, but such estimates are based on input from local jurisdictions, including local general plans; thus, because the Project would not exceed the growth forecasts of the City of Menifee General Plan, the Project also would not exceed the growth forecasts produced by SCAG, and impacts would be less than significant.

Additionally, the Project would install infrastructural improvements such as paved roads and access to improved and expanded water and sewer lines which could indirectly induce growth in the local area. However, off-site improvements would merely upgrade existing facilities as needed to support development of the site, and would not accommodate any new growth in the area beyond what is already accommodated by existing facilities. Additionally, the majority of surrounding properties are either developed with residential and commercial uses, are entitled for development, or are under construction, and there is no component of the Project that would increase the rate of development on surrounding lands. Thus, the potential for the Project to induce substantial population growth would be less than significant, and no further analysis of this topic is required.

- b) **Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. Under existing conditions, no housing units are located on the Project site. As such, implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in City of Menifee. Accordingly, no impact would occur and further analysis of this topic is not required.

- c) **Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. Under existing conditions, the Project site is undeveloped and contains no residential structures. Accordingly, implementation of the proposed Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in City of Menifee. Accordingly, no impact would occur and further analysis of this topic is not required.

4.1.15 Public Services

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

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?**

Potentially Significant Impact. Fire protection services to the Project site would be provided by the Riverside County Fire Department. The closest fire station to the Project site is the Menifee Lakes Fire Station #76 and is located approximately 4.0 roadway miles from the Project site at 29950 Menifee Road, Menifee CA 92584 (Google Earth, 2016). The Project proposes up to 1,080 dwelling units, approximately 20.4 acres of commercial uses, and recreational uses. Implementation of the Project would result in the introduction of approximately 3,417 residents and 358 jobs. The increase in buildings, employees, visitors, and residential population on-site has the potential to directly or cumulatively impact the County's existing fire protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

- b) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services?**

Potentially Significant Impact. The City of Menifee contracts with the Riverside County Sheriff to provide police service for the City. The Perris Station and the Menifee Police Department are located in the same facility approximately 4.5 miles northwest of the Project site at 137 N. Perris Blvd. Suite A, Perris, CA, 92570. According to the County's General Plan EIR, the acceptable ratio for police services is 1.5 sworn officers per every 1,000 persons, indicating that the Project would generate an additional demand for approximately five sworn officers (Riverside County, 2015b, Table 4.17-H). The proposed Project would generate a future residential population of approximately 3,417 persons and approximately 358 jobs (SCAG, 2001; Menifee, 2014b). Thus, buildout of the proposed Project would generate a demand for approximately five sworn officers. The increase in buildings and population on-site has the potential to directly or cumulatively impact the City's existing police protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response

times, or other performance objectives. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

- c) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?**

Potentially Significant Impact. The Project site is located in the service area of the Menifee Union School District (MUSD) and Perris Union High School District (PUHSD). Students generated by the proposed Project would attend the Ridgemoor Elementary School, located 2.1 miles southwest of the Project site; Hans Christensen Middle School, which abuts the Project's southern boundary; and Paloma Valley High School located approximately 3.7 miles south of the Project site. As shown in Table 4-1, *Estimated Project-Related Student Generation*, development of the Project site with up to 1,080 single-family dwelling units would result in a future annual student population of approximately 337 elementary school students, 165 middle school students, and 143 high school students, resulting in a total of 645 students per year. The increase in population on-site has the potential to directly or cumulatively impact existing schooling services as provided by the MUSD and PUHSD, and could result in the need for new or physically altered facilities. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

- d) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?**

Potentially Significant Impact. The City of Menifee General Plan Policy OCS-1.2 requires the provision of a minimum of five acres of public open space for every 1,000 residents. The proposed Project

Table 4-1 Estimated Project-Related Student Generation

School Level	Proposed Dwelling Units	Student Generation Rate (per d.u.)	Estimated Number of Students
Elementary School	1,080	0.3119	337
Middle School	1,080	0.1525	165
High School	1,080	0.1317	143
Total:			645

(Menifee, 2013b, Tables 5.14-5 and 5.14-6)

would generate a future residential population of approximately 3,417 persons (Menifee, 2014b), which would generate a demand for approximately 17.1 acres of parkland (3,417 persons x five acres/1,000 persons = 17.1 acres). The Project proposes a 12.9-acre sports park in addition to 4.8 acres of enhanced paseos, which would serve future Project residents. Additionally, if Planning Areas 8 through 11 are developed with age-qualified housing, then a 1.1-acre recreation center would be constructed in Planning Area 11. The construction of recreational facilities on-site could result in adverse impacts to the environment, and such impacts shall be evaluated and disclosed in the required EIR. Additionally, the required EIR shall evaluate whether proposed recreational facilities on-site would meet the City's objective to provide 5 acres of usable parkland per 1,000 population, or if off-site parkland would be needed to serve future Project residents that could result in adverse environmental effects.

- e) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?**

Potentially Significant Impact. The City of Menifee has a standard of 0.6 s.f. of library space and two items per capita (Menifee, 2013b, p. 5.14-14). Buildout of the proposed Project would generate in a future residential population of approximately 3,417 persons (Menifee, 2014b), which would result in a demand for approximately 2,050 s.f. of library space and 6,834 library items. The increase in population on-site has the potential to directly or cumulatively impact the City's existing library services, and could result in the need for new or physically altered library facilities. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

4.1.16 Recreation

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

- a) **Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Potentially Significant Impact. The City of Menifee General Plan Policy OCS-1.2 requires the provision of a minimum of five acres of public open space for every 1,000 residents. As previously noted in Subsection 4.1.15.d), the proposed Project would generate a future residential population of approximately 3,417 persons (Menifee, 2014b), which would generate a demand for approximately 17.1 acres of parkland (3,417 persons x five acres/1,000 persons = 17.1 acres). The Project proposes a 12.9-acre sports park in addition to 4.8 acres of enhanced paseos (17.7 acres total parkland), which would serve future Project residents. In addition, in the event that portions of the East Village are developed with an age-qualified (55 years and older) community, a 1.1-acre private recreation center would be constructed within the East Village; in such a case, total recreational areas on site would increase to 18.8 acres. Impacts associated with the construction of recreational uses on-site would be evaluated under the appropriate issue subheading in the required EIR (e.g., biological resources, cultural resources, etc.). Additionally, there is a potential that the proposed Project could result in a demand for parkland that exceeds the recreational uses provided on-site, which could in turn result in adverse effects to existing parkland within the surrounding area; the Project's potential to impact off-site parkland such that physical deterioration would occur or be accelerated shall be evaluated in the required EIR.

- b) **Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Potentially Significant Impact. The Project proposes a 12.9-acre sports park in addition to 4.8 acres of enhanced paseos, which would serve future Project residents. Additionally, the event that portions of the East Village are developed with an age-qualified (55 years and older) community, a 1.1-acre private recreation center would be constructed within the East Village. Impacts associated with the construction of recreational uses on-site would be evaluated under the appropriate issue subheading in the required EIR (e.g., biological resources, cultural resources, etc.). Additionally, the required EIR also shall disclose whether the proposed Project would result in or require improvements to parkland off-site in order to meet the City's parkland requirements of 5.0 acres of parkland per 1,000 residents, or if the Project would require off-site parkland development that could result in significant physical impacts to the environment.

4.1.17 Transportation/Traffic

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVII. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	X			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			

- a) **Would the Project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to**

intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact. The proposed Project would add vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system on a direct and/or cumulative basis. The City of Menifee generally considers Level of Service (LOS) “D” to be acceptable at most intersections, while LOS “E” may be allowed in designated Economic Development Corridors to the extent that it would support transit-oriented development and pedestrian communities. LOS “E” may also be used at constrained intersections in close proximity to I-215 such as Haun/Newport, Bradley/McCall, Antelope/Scott, and Haun/Scott. (Menifee, 2013b, p. 5.16-20) A site-specific traffic study shall be prepared according to the City of Menifee standards. The traffic study shall quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project’s potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

- b) Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Program (CMP) roadway network. Nearby facilities with the potential to be impacted by Project-related traffic includes I-215, located directly to the west of the Project site, and SR-74, located approximately 1.0 mile north of the Project site (RCTC, 2011, Exhibit 2-1). Potential effects to the CMP roadway system shall be evaluated in a Project-specific traffic study, and the results of this study shall be used in the required EIR to determine the Project’s consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.

- c) Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

Potentially Significant Impact. The Project does not propose any airports or heliports, and would result in only a nominal increase in airport-related traffic. However, the Project site is located within the AIA for the March Air Reserve Base, located approximately 9.7 miles northwest of the Project site. According to the ALUCP for March Air Reserve Base, the Project site is located within Compatibility Zone E, which does not have any restrictions on residential density or number of people per acre. Prohibited land uses within Compatibility Zone E include hazards to flight, and requires notification of aircraft overflights as part of future real estate transactions. (ALUC, 2014, Table MA-2 and Map MA-1) Regardless, because the Project site is located within the March Air Reserve Base AIA, the Project will require review by the Riverside County Airport Land Use Commission (ALUC). The required EIR shall evaluate the Project’s consistency with the March Air Reserve Base ALUCP, and shall identify any conditions placed on the Project by the ALUC in order to reduce any potential safety risks.

- d) Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Potentially Significant Impact. All proposed improvements within the public rights-of-way would be installed in conformance with City design standards. Nonetheless, a site-specific traffic impact analysis shall be prepared for the Project and shall evaluate the potential of hazards due to design features on the Project site. The results shall be disclosed in the required EIR.

e) Would the Project result in inadequate emergency access?

Potentially Significant Impact. The Project site is not identified as an emergency access route on any local or regional plans. The Project would be required to maintain emergency access during construction, and would improve emergency access through the site with the construction of Sherman Road and Antelope Road. Additionally, as part of their review of the proposed Project, the Riverside County Fire Department would review Project plans to ensure they adequately accommodate emergency access upon buildout of the Project. Nonetheless, there is a potential the Project could result in inadequate emergency access during either construction or operation of the Project. Accordingly, the required EIR shall evaluate whether the Project would result in inadequate emergency access during either near-term construction activities or under long-term operating conditions.

f) Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. According to Exhibit OSC-I, *Proposed Recreational Trails*, of the City's General Plan, there are no regional trails or community trails planned within or adjacent to the Project site. However, the City of Menifee Park, Trails, Open Space, and Recreation Master Plan ("Master Plan"), which is not a part of the City's General Plan, calls for the provision of a Community Trail (Hiking, Biking & Equestrian) along Rouse Road, Sherman Road, Antelope Road, and the segment of Chambers Avenue located east of Sherman Road. The Master Plan also calls for a Community Bike Lane – Class II along Encanto Drive and the segment of Chambers Avenue located west of Sherman Road. The Master Plan also identifies two "City Parks in Progress" on the Project site, including a park west of Sherman Road and a park that appears to occur within the alignment of Rouse Road. Bus service is not currently available in the Project Area, although the Riverside Transit Agency (RTA) provides existing bus stop locations west of I-215 along McCall Boulevard, including Routes 27, 40, and 61 (RTA, n.d.). The required EIR shall evaluate whether the proposed Project would conflict with the Master Plan or any General Plan policies related to public transit, bicycle, and pedestrian facilities, and/or whether the Project would decrease the performance or safety of such facilities.

4.1.18 Tribal Cultural Resources

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 502.4.1? In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X			

- a) **Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(K)?**
- b) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 502.4.1? In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Potentially Significant Impact. The provisions of Public Resources Code § 21074 were established pursuant to AB 52 and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of SB 18, the City of Menifee as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project's potential impacts to cultural resources, including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR shall document the results of the AB 52 and SB 18 consultation processes and shall evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources.

4.1.19 Utilities and Service Systems

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has	X			

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

a) Would the Project exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Less-Than-Significant Impact. The Project site is within the service area of the Eastern Municipal Water District (EMWD). Wastewater generated by the Project ultimately would be conveyed to the Perris Valley Regional Water Reclamation Facility (PVRWRF). Pursuant to Section 402 of the Clean Water Act (CWA), the EMWD is subject to the National Pollutant Discharge Elimination System (NPDES) permit program. The Santa Ana RWQCB is responsible for enforcing the EMWD's Waste Discharge Requirements as established under RWQCB Order No. R8-2004-0099 (NPDES Permit No. CA8000027). Order No. R8-2004-0099 sets forth discharge prohibitions including effluent limitation, receiving water limitations, monitoring mechanisms, and penalties for non-compliance with the provisions of the permit. Accordingly, the EMWD is required pursuant to Order No. R8-2004-0099 to comply with all applicable waste discharge requirements. The Project's contribution of wastewater to the EMWD treatment facilities would comply with all applicable waste discharge requirements. Therefore, the Project would not have any potential to exceed wastewater treatment requirements of the RWQCB. Further, the Project would not install or utilize septic systems or alternative wastewater treatment systems. Therefore, the Project would have no potential to result in exceedances of the applicable wastewater treatment requirements established by the RWQCB. Impacts would be less than significant.(EMWD, 2016b)

b) Would the Project require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. As indicated above under Subsections 2.5.I.F and 2.5.I.G, the Project would install connections to EMWD water and sewer lines, which would result in physical environmental impacts. Off-site improvements also may be necessary to provide adequate service to the site. Additionally, there is a potential that the Project could exceed the capacity of the PVRWRF. The required EIR shall describe the Project's proposed water and wastewater conveyance facilities, and shall evaluate whether the construction of such facilities would result in significant environmental effects.

c) Would the Project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. As described above under Subsection 2.5.I, *Fleming Ranch Specific Plan (SP 2017-187)*, the Project would require new storm water drainage facilities as well as improvements to the existing drainage facilities in the local area, which could result in significant environmental effects. Accordingly, the required EIR shall describe the proposed storm water drainage facilities improvements, and shall evaluate whether such improvements would result in significant environmental effects.

- d) **Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?**

Potentially Significant Impact. Water and reclaimed water service to the Project area is provided by the EMWD. The Project proposes up to 1,080 homes, 20.4 acres of commercial, a 12.9-acre sports park, and other areas of landscaping, all of which would require potable and non-potable water supplies from the EMWD. The EMWD has adopted an Urban Water Management Plan (UWMP) dated June 2016. The UWMP demonstrates that the EMWD would be able to provide water service within its boundaries during normal and dry year conditions. The UWMP is based upon long-range planning documents of agencies within its jurisdiction, including the City of Menifee General Plan. The City's General Plan identifies the Project site as the "Fleming Ranch Specific Plan," but does not identify any particular intensity of residential or commercial land uses. California Water Code § 10912 requires that a Water Supply Assessment (WSA) must be prepared by the EMWD for any projects within its service area that proposes more than 500 dwelling units. The Project proposes up to 1,080 dwelling units, and therefore a WSA is required for the Project to determine whether the EMWD has sufficient supplies to serve the Project, in light of its existing commitments, during normal years, dry year, and multiple dry year conditions. The results of the WSA shall be documented and disclosed in the required EIR as part of the analysis of whether sufficient water supplies available to serve the Project from existing entitlements and resources, or if new or expanded entitlements are needed to serve the Project.

- e) **Would the Project result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Potentially Significant Impact. Sewer flows generated by the proposed Project have the potential to result in deficient sewer capacity at the EMWD PVRWRF. The required EIR shall evaluate whether there is adequate capacity to serve the Project's projected demand in addition to EMWD's existing commitments.

- f) **Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. The Project site would be served by solid waste disposal services provided by the Riverside County Department of Waste Resources (RCDWR) (Riverside County, 2015b, 4.17-36). The operation of up to 1,080 residential units, 20.4 acres of commercial uses, and a 12.9-acre sports park on the Project site would generate an increase solid waste that would require off-site disposal. The required EIR shall evaluate whether the Project's incremental contribution of solid waste to landfill facilities would result, on a direct or cumulative basis, in an exceedance to the available capacity of the landfills. The required EIR also shall evaluate whether any new or expanded solid waste facilities would be required to serve the Project.

- g) **Would the Project comply with federal, state, and local statutes and regulations related to solid waste?**

Less-Than-Significant Impact. The Project would be required to comply with City and County waste reduction programs pursuant to the State's Integrated Waste Management Act and Riverside County Ordinance No. 657 (which applies to land uses within the City of Menifee). Project-generated solid waste would be conveyed to one of several landfills operated or managed by the Riverside County Department of Waste Resources (RCDWR). These existing landfills are required to comply with federal, state, and local statutes and regulations related to solid waste. Compliance with federal, state, and local statutes would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with

all applicable solid waste statutes and regulations; as such, impacts would be less than significant. No further analysis of this topic is required.

4.1.20 Energy Conservation

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XX. ENERGY CONSERVATION.				
a) Would the proposed Project result in the inefficient, wasteful, or unnecessary consumption of energy (refer to Public Resources Code § 21100(b)(3))?	X			

a) Would the proposed Project result in the inefficient, wasteful, or unnecessary consumption of energy (refer to Public Resources Code § 21100(b)(3))?

The Project has the potential to result in the excessive consumption of energy during either near-term construction or long-term operation. Accordingly, the required EIR shall evaluate whether the proposed Project would result in the inefficient, wasteful, or unnecessary consumption of energy, as set forth in Public Resources Code § 21100(b)(3)).

4.1.21 Mandatory Findings of Significance

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

a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered

plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Implementation of the Project has the potential to alter the quality of the existing physical environment. The introduction of residential, commercial, and recreational uses to the area may restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plant species, and/or sensitive plant communities occur on the Project site. With respect to archeological and paleontological resources, conversion of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California history and/or prehistory. Accordingly, these issues shall be further evaluated in the Project's EIR.

- b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Potentially Significant Impact. Implementation of the Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas emissions; land use and planning; hydrology and water quality; noise; traffic and transportation; and public services. Accordingly, the Project's EIR shall evaluate the Project's potential to result in cumulatively-considerable impacts.

- c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. The potential for the proposed Project to directly or indirectly affect human beings shall be evaluated throughout all applicable sections of the required EIR.

4.2 EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- City of Menifee General Plan Environmental Impact Report (SCH No. 2012071033), September 2013.

Location Where Earlier Analyses, if used, are available for review:

Location: City of Menifee Planning Division
29714 Haun Road
Menifee, CA 92586
<https://www.cityofmenifee.us/262/Draft-Environmental-Impact-Report>

4.3 AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21000 and 21178.1; References: California Government Code Sections 15162, 15063, 15064.5; 51104(g), and 65962.5; California Health and Safety Code Section 7050.5; and Public Resources Code Sections 21074, and 12220(g).

5.0 SUMMARY OF CUMULATIVE DEVELOPMENTS

Based on consultation with the City of Menifee Planning Division, City of Perris, and Riverside County, a list of cumulative developments was identified by the Project's traffic consultant (Urban Crossroads). Figure 2-7, *Location of Cumulative Developments* (previously presented), depicts the location of each cumulative development, while Table 5-1 Summary of Cumulative Development Projects, summarizes the land uses and development intensity for each project listed in Table 5-1. The cumulative projects will be included as part of the EIR's required cumulative impact analysis, particularly for issues such as transportation/traffic that rely on the "list of projects" methodology pursuant to CEQA Guidelines § 15130(b)(1).

Table 5-1 Summary of Cumulative Development Projects

No.	Project Name	Land Use	Quantity ¹
CITY OF MENIFEE			
M1	CUP 2016-289	Fast-food w/ Drive-Thru	3.039 TSF
		Retail	14.95 TSF
M2	TR 34118	Single Family Residential	169 DU
M3	TR34600	Single Family Residential	153 DU
M4	TR 31811	Single Family Residential	559 DU
	TR 31812	Senior Adult Detached Housing	742 DU
M5	TR 30182	Single Family Residential	84 DU
	TR 33419	Single Family Residential	140 DU
	TR 33648	Single Family Residential	56 DU
	TR 35143	Single Family Residential	15 DU
M6A	TR 32314	Single Family Residential	33 DU
M6B	Cimarron Ridge	Single Family Residential	756 DU
M7	TR 2016-285, SP 2016-286, GPA 2016-287, CZ 2016-288	Single Family Residential	305 DU
M8	TR 29777	Single Family Residential	177 DU
M9	Menifee North Shopping Center	Free-Standing Discount Superstore	200.000 TSF
		Bank with Drive-through Window	5.500 TSF
		Fast-food w/ Drive-Thru	6.700 TSF
		Shopping Center	10.000 TSF
		Gas Station & Market / Car Wash	16 VFP
M10	TR 29835	Single Family Residential	543 DU
	TR 31098	Single Family Residential	264 DU
M11	CUP 03549	Self-Storage Facility	152.893 TSF
		Grocery Store	45.000 TSF
		Pharmacy	14.600 TSF
		Shopping Center	11.500 TSF
		Restaurants	6.100 TSF
		Fast-food w/ Drive-Thru	3.500 TSF
		Gas Station & Market / Car Wash	16 VFP

Table 5-1 Summary of Cumulative Development Projects (Cont'd)

No.	Project Name	Land Use	Quantity ¹	
M12	PP 19469R1	Senior Apartments	221	DU
M13	CUP 2017-042	Assisted Living	118	Rooms
M14	TR 34180	Single Family Residential (80% Built)	97	DU
	TR 34406	Single Family Residential (25% Built)	693	DU
M15	TR 31582	Single Family Residential (50% Built)	140	DU
M16	TR 32100	Single Family Residential	170	DU
	TR 32101	Single Family Residential	197	DU
	TR 32102	Single Family Residential	272	DU
M17	Nautical Cove Residential	Single Family Residential	235	DU
M18	Menifee Heights - TR32277	Single Family Residential	359	DU
		Active Parks	10.2	AC
M19	Menifee Lakes Shopping Center (PP 2009-052)	Shopping Center	120.848	TSF
		Gas Station & Market / Car Wash	12	VFP
		Hotel	71	ROOM
M20	SP 248 Newport Hub	Shopping Center (50% occupied)	229.70	TSF
		General Office	97.6	TSF
		General Light Industrial (50% occupied)	241.8	TSF
		Motel	100	ROOM
M21	Pechanga Commercial Site (PP 2010-123)	Shopping Center	208.160	TSF
M22	Menifee Town Center Specific Plan	Shopping Center	409.370	TSF
		Hotel	99	ROOM
		Single Family Residential	277	DU
		Condo/Townhomes / Apartments	548	DU
M23	Junction at Menifee	Shopping Center	526.800	TSF
	Menifee Shopping Center	Shopping Center	238.180	TSF
M24	TR 28788 & TR 29794	Single Family Residential (50% Built)	334	DU
M25	TPM 2009-168	Archibald's; Rite-Aid; Senior Apartments	N/A	
M26	Newport & Menifee Retail	Shopping Center	138.091	TSF
M27	The Lakes (TR 30422 / SP 247 Amendment 1)	Single Family Residential (75% Built)82	327	DU
M28	TTM 34037	Single Family Residential	132	DU
M29	TTM 31856	Single Family Residential	79	DU
M30	TTM 35876	Single Family Residential	17	DU
M31	TTM 33738	Single Family Residential	52	DU
M32	TTM 31456	Single Family Residential	177	DU
M33	PA 2014-218	Single Family Residential	80	DU
M34	CUP 2016-263	Manufacturing	12.323	TSF
M35	TR 32025	Single Family Residential	198	DU
M36	TR 30812	Single Family Residential	29	DU

Table 5-1 Summary of Cumulative Development Projects (Cont'd)

No.	Project Name	Land Use	Quantity ¹
M36	TR 30812	Single Family Residential	29 DU
M37	PP 2016-239	Recreation Community Center	N/A
M38	CUP 2016-233	Automobile Parts Sales	17.600 TSF
M39	PAR 2015-228	Gas Station & Market / Car Wash	8 VFP
		Fast-food w/ Drive-Thru	4.365 TSF
M40	PAR 2016-215	Gas Station & Market / Car Wash	4 VFP
		Fast-food w/ Drive-Thru	3.200 TSF
		Retail	2.000 TSF
M41	CUP 2015-157	Car Wash	4.392 TSF
		Tire Shop	6.166 TSF
M42	PAR 2016-154/PP 2017-021	Wholesale Market	29.536 TSF
		Retail	12.993 TSF
		High Turnover (Sit-Down) Restaurant	8.646 TSF
M43	PP 2016-213 (TR 30507)	Single Family Residential	111 TSF
M44	2013-040	Senior Adult Attached Housing	228 DU
M45	TR 2016-038	Single Family Residential	18 DU
M46	TM 28787	Single Family Residential	67 DU
M47	CUP 2016-183	Assisted Living	45.246 TSF
		Mixed Office/Retail	10.368 TSF
M48	TM 28790	Single Family Residential	156 DU
M49	TR 28859	Single Family Residential (65% Built)	86 DU
M50	TR 28859-1	Automobile Parts Sales	6.214 TSF
M51	CUP 2013-157	Tire Store	7.171 TSF
M52	PP 2015-164	Senior Adult Attached Housing	100 DU
		Apartments	238 DU
M53	EOT 2015-012	General Light Industrial	97.564 TSF
M54	PP 2015-099	Retail	9.750 TSF
M55	PAR 2015-133	Condo/Townhomes	126 DU
M56	TR 31536	Single Family Residential	44 DU
M57	TTM 2015-165	Single Family Residential	68 DU
M58	PAR 2015-195	Condo/Townhomes	207 DU
M59	2011-003	Office	21.623 TSF
		Warehouse	40.000 TSF
M60	2015-211	Single Family Residential	75 DU
M61	PAR 2016-039/TR33511	Single Family Residential	71 DU
M62	CUP 2016-110	Fast-food w/ Drive-Thru	2.400 DU
M63	GPA 2016-061; SPA -062; TR -063	Single Family Residential	54 DU

Table 5-1 Summary of Cumulative Development Projects (Cont'd)

No.	Project Name	Land Use	Quantity ¹	
M64	PP 2016-124	Fast-food w/ Drive-Thru	6.200	TSF
		Retail	1.000	TSF
		Gas Station & Market / Car Wash	12	VFP
M65	PP 2016-164	Fast-food w/ Drive-Thru	2.730	TSF
M66	PP 22628; EOT 2016-102	Mixed Commercial/Industrial	N/A	
M67	PP 2016-135	Medical Office	25.698	TSF
M68	PAR 2016-154	Retail	38.582	TSF
M69	TR 2017-174; CUP 2017-173; PP 2017-175	Assisted Living	142	Rooms
		Memory Care	36	Rooms
		Office	21.722	TSF
CITY OF PERRIS				
P1	Towne Center (DPR 06-0337)	Shopping Center	286.000	TSF
		Free-Standing Discount Store	221.000	TSF
P2	Metrolink Station	Light Rail Transit	680	SP
P3	PDO 07-12-0006	Condo/Townhomes	400	DU
		Shopping Center	60.000	TSF
P4	Remaining DPR 04-0621 (Perris Crossing)	Fast-food w/ Drive-Thru	16.300	TSF
		General Office	24.200	TSF
		Specialty Retail	26.825	TSF
		Shopping Center	209.500	TSF
P5	Green Valley Specific Plan	Single Family Residential	976	DU
		Condo/Townhomes	1,472	DU
		Apartments	926	DU
		Community Center	131.769	TSF
		Shopping Center	303.831	TSF
	Riverwoods Specific Plan	Single Family Residential	663	DU
		Elementary School	600	STU
		City Park	12	AC
Community Center		2.500	TSF	

Table 5-1 Summary of Cumulative Development Projects (Cont'd)

No.	Project Name	Land Use	Quantity ¹
P6	TR 31304	Single Family Residential	123 DU
	TR 31407	Single Family Residential	243 DU
	TR 31650	Single Family Residential	61 DU
	TR 30973	Single Family Residential	35 DU
	TR 31225	Single Family Residential	57 DU
	TR 31226	Single Family Residential	82 DU
	TR 33050	Single Family Residential	35 DU
	TR 33199	Single Family Residential	26 DU
	TR 33200	Single Family Residential	130 DU
	TR 33247	Single Family Residential	28 DU
	TR 33193	Condo/Townhomes	94 DU
	TR 32032	Single Family Residential	108 DU
	TR 31926	Single Family Residential	337 DU
	TR 33900	Single Family Residential	198 DU
	TR 33973	Single Family Residential	384 DU
	TR 31925	Single Family Residential	10 DU
	TR 36343	Single Family Residential	184 DU
	TR 32666	Single Family Residential	663 DU
P7	DPR 07-0130 (First Industrial)	High-Cube Warehouse	760.000 TSF
	DPR 08-01-0007 (First Industrial)	High-Cube Warehouse	3,200.000 TSF
	DPR 08-04-0006 (First Industrial)	High-Cube Warehouse	3,400.000 TSF
P8	TR 32525	Single Family Residential	162 DU
P9	Downtown Specific Plan	Single Family Residential	391 DU
		Apartments	2,598 DU
		Condo/Townhomes	377 DU
		General Office	1,588.271 TSF
		Shopping Center	536.576 TSF
		General Light Industrial (Existing Uses)	-344 TSF
	DPR 12-07-0011	Specialty Retail	12.48 TSF

Table 5-1 Summary of Cumulative Development Projects (Cont'd)

No.	Project Name	Land Use	Quantity ¹
P10	Parkwest Specific Plan	Single Family Residential	2,027 DU
	TR 34078	Single Family Residential	72 DU
	TR 31678	Single Family Residential	67 DU
	DPR 06-0378	Senior Apartments	429 DU
	DPR 10-03-0001	Senior Apartments	190 DU
	TR 31651	Single Family Residential	57 DU
	TR 31240-1	Single Family Residential	114 DU
	DPR 12-05-0013	Apartments	75 DU
P11	DPR 08-04-0016 (Redlands Retail)	Shopping Center	643,000 TSF
	DPR 10-01-0008	Shopping Center	43,000 TSF
	DPR 07-07-0032	Shopping Center	83,464 TSF
P12	DPR 11-12-0009	Hotel	100 ROOM
P13	DPR 14-03-0018; MA 14-03-0019	Manufacturing	47 TSF
P14	ADPR 14-03-0008	City Park	6.0 AC
COUNTY OF RIVERSIDE			
R1	TR 31500	Single Family Residential	182 DU
	TR 32514	Condo/Townhomes	86 DU
	TR 30972	Single Family Residential	91 DU
		City Park	1.50 AC
R2	TR 30266	Single Family Residential	245 DU
		Condo/Townhomes	265 DU
		Elementary School	600 STU
		City Park	5 AC
		Shopping Center	183,600 TSF
	TR 33498	Condo/Townhomes	233 DU
	TR 34677	Single Family Residential	420 DU
		City Park	4.1 AC
	TR 31100	Single Family Residential	286 DU
	TTM 34842	Single Family Residential	32 DU
	TT 31537	Single Family Residential	588 DU
		Elementary School	600 DU
	TR 30808	Single Family Residential	393 DU
R3	PP 25248	Shopping Center	8,239 TSF
R4	TR 29322	Single Family Residential	202 DU

¹ TSF = Thousand Square Feet; DU = Dwelling Unit; AC = Acres; STU = Students; VFP = Vehicle Fueling Positions

(Urban Crossroads, n.d.)

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