

CEQA ENVIRONMENTAL CHECKLIST FORM**PROJECT INFORMATION:**

1. **Project Title:** DEV2022-006 - The Village at Junipero (Major Plot Plan No. PLN22-0030 and TTM No. 38340 {PLN22-0262})
2. **Agency Name:** City of Menifee, Community Development Department
29844 Haun Road, Menifee, CA 92586
3. **Agency Contact:** Russell Brown, Senior Planner (951) 723-3745
4. **Project Location:** The Project site is bordered in the City of Menifee, County of Riverside, State of California as follows:
To the north by Heritage Lake Drive
To the east by Menifee Road
To the south by McCall Boulevard (500 feet)
To the west by Junipero Road
 - A. **Total Project Area:** 17.8 gross acres (775,368 gross square feet)
 - B. **Assessor's Parcel Nos:** 333-070-017, -019, and -053
 - C. **Section:** 23
Township: 5 South
Range: 3 West (San Bernardino Base and Meridian)
 - D. **Latitude:** 33° 43' 27.12" North
Longitude: 117° 9' 22.68" West
 - E. **Elevation:** 1,457 – 1,469 feet AMSL (average 1,460')
5. **Project Applicant/Owners:** Don Carruth, North Bayport Industrial Park II, LTD

Engineer/Representative: Keith Christiansen, Christiansen & Company
6. **General Plan Land Use Designation:** 8.1-14 du/ac Residential (8.1-14R)
7. **Zoning Designation:** Medium Density Residential (MDR)

8. Project Description:

The “Village at Junipero” Project (Tentative Tract Map. No. TM38340 and Major Plot Plan No. PLN22-0030) consists of three (3) existing residential parcels totaling approximately 17.8 gross acres (17.2 net acres). The Project site is bounded to the north by Heritage Lake Drive, to the east by Menifee Road, to the south by McCall Boulevard (500 feet to the south), and to the west by Junipero Road (see Exhibit 1, Project Location). The site consists of Assessor Parcel Numbers (APNs) 333-070-018, 333-070-019 and 333-070-053. The site is adjacent to existing residential uses to the east, approved residential uses being built to the north, approved but still vacant commercial uses to the south (with existing residential uses further south), and Boulder Ridge Elementary School to the west across Junipero Road (see Exhibit 2, Aerial Photograph). The Project site is relatively flat and is currently vacant undeveloped land (see Exhibit 3, Site Photographs). The Project’s discretionary actions include the tentative map and plot plan which will merge or consolidate the 3 parcels into 1 parcel, vacate necessary right-of-way (ROW), and dedicate additional ROW along the frontages.

This Project is a proposed multi-family residential development of 240 market-rate apartments with a net density of 13.95 units per acre (240 units/17.2 acres). The proposed apartment complex consists of 24 two-story buildings (max. height 29 feet) containing 10 units per building with individual unit sizes ranging from one to three bedrooms. Each unit will include a one- or two-car garage resulting in a total of 384 garage parking spaces and an additional 121 surface parking spaces are proposed. The Project proposes a community pool area and clubhouse, along with additional community gathering areas (see Exhibit 4, Conceptual Site Plan and Exhibit 5, Building Elevations). The Project design will be consistent with the City’s “Multifamily Objective Design Standards” report dated April 2022 in terms of site design, architectural design and styles, and landscaping.

The Project site is currently designated 8.1-14 du/ac Residential (8.1-14 R) in the City’s General Plan Land Use Element and the Project proposes no change in this designation. It should be noted the zoning of this site was changed from R-1 to MDR in January 2020 by a City-initiated comprehensive code update. The site is currently zoned Medium Density Residential (MDR) which allows...”single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes with a density range of 8 to 14 dwelling units per acre” (MMC 9.130.020). In this case, the Project provides upscale amenities and a density consistent with this designation. The Project proposes no change in this zoning designation. The applicant has indicated the Project will have one phase of construction to start February 15, 2023, with construction scheduled to be completed by March 15, 2025 (two years).

Access/Circulation

The Project site will take vehicular access off of Heritage Lake Drive from the north and Menifee Road from the east. The City’s Public Works and Engineering Department requires that all Project frontage roads (Menifee Road, Junipero Road, and Heritage Lake Drive) be improved in accordance with the City of Menifee Standard Plans as a part of the Project. The conceptual plan shows two primary Project access points as described above and a pedestrian access point to the west along Junipero Road (see Exhibit 4, Conceptual Site Plan).

Utilities

The Project will provide private onsite sewer, water, fire water system and recycled water system connections to existing service providers. An existing Eastern Municipal Water District (EMWD) 30-inch water main is located in Menifee Road just east of the site, an 8-inch domestic water main line is located in Junipero Road just west of the site, and an existing 8-inch sewer line is in Heritage Lake Drive. When installed, the Project will also connect to an 8-inch recycled water line to be installed by EMWD in Junipero Road.

Open Space/Landscaping

The Project provides approximately 250,000 square feet (5.7 acres or 32% of the gross area) of common open space with the primary “courtyard” area located parallel to the main entry driveway from Heritage Lake Drive. The Project provides a 2-story club house, a bocce ball court, and a pool area with gazebos. In addition to the main courtyard, there are 4 other distinctly designed courts with building unit entries exiting straight into the lawn or various outdoor amenities which include fire pits, BBQ areas, a tot lot, and a dog park. Each unit is also provided with a minimum of 100 square feet of private open space. The Project proposes approximately 200,000 square feet (4.9 acres or 26% of the gross area) of landscaping including a drought tolerant palette as shown in Exhibit 6, Landscape Plan.

Grading and Drainage

Project grading is expected to be balanced onsite with 42,140 cubic yards (CY) of raw cut and 31,925 CY of raw fill which accounts for approximately 10 percent shrinkage of the cut materials during compaction and over-excavation where necessary. No transport of soil on or off the site is expected (see Exhibit 7, Grading Plan).

The Project site contains an existing 48 to 60-inch storm drain with a box culvert that presently runs perpendicular to Heritage Lake Drive and connects to an existing earthen channel as part of Tract 31098 just north¹ of the Project site. The Project proposes to construct an onsite drainage control system to tie into the existing storm drain that runs beneath the site from north to south and roughly bisects the site. The Project will have two 96-inch underground storage chambers with infiltration trenches for onsite runoff and water quality management. The proposed drainage system will assure Project runoff will not increase over current levels or reach downstream properties. It will also treat onsite “first flush” flows of water pollutants so they will not leave the site. The site will have 25-foot wide drive aisles bisected by 4-foot wide valley gutters for storm water conveyance with grated inlets located at low points. All onsite drainage will be conveyed through 12- to 36-inch pipes to the underground chambers and then to the existing 60-inch storm drain.

9. Surrounding Land Uses & Environmental Setting:

The subject site is comprised of three (3) parcels located on approximately 17.8 gross acres. The proposed Project site is currently vacant, undeveloped land. The site has been repeatedly disturbed by disking and contains no natural native vegetation. Topographically, the study area is relatively flat but with steep slopes approximately 1,400 feet to the west, 1,600 feet to the southwest, and 1.3 miles to the east. The elevation ranges from 1,457 to 1,469 feet above mean sea level (AMSL). The site is surrounded by existing single-family residences within the Menifee Village Ranch Specific Plan to the east, lower density single family residences to the north that are currently under construction, entitled but not yet constructed vacant commercial uses to the south, and the existing Boulder Ridge Elementary School to the west. Table 1 (Surrounding Land Uses) shows the various land uses that are located immediately adjacent to the proposed Project site. See Exhibit 8, General Plan Designations, and Exhibit 9, Zoning Designations, for the land use and zoning designations of the Project site and surrounding properties.

¹ TTM 31098 with 258 units on 72 acres (3.6 du/ac)

**Table 1
Surrounding Land Uses**

Direction¹	General Plan Designation	Zoning District	Existing Land Use
Project Site	8.1-14 du/ac Residential (8.1-14 R)	Medium Density Residential (MDR)	Vacant
North	2.1-5 du/ac Residential (2.1-5 R)	Low Density Residential (LDR 2)	Single-family Residential (TTM 31098 under construction)
South	Commercial Retail (CR) 0.2-0.35 FAR	Commercial Retail (CR)	Vacant but approved commercial center
East	Menifee Village Ranch Specific Plan (SP)	Menifee Village Ranch Specific Plan (SP)	Existing Single-family Residential
West	Public Facilities (PF) and 2.1-5 du/ac Residential (2.1-5 R)	Public/Quasi-Public Facilities (PF) and Low Density Residential (LDR 2)	Boulder Ridge Elementary School and existing residential (northwest)
du/ac = dwelling units per acre FAR = floor area ratio ¹ see Exhibits 2, 8 and 9			

10. Required Approvals & Other Public Agency Whose Approval is Required:

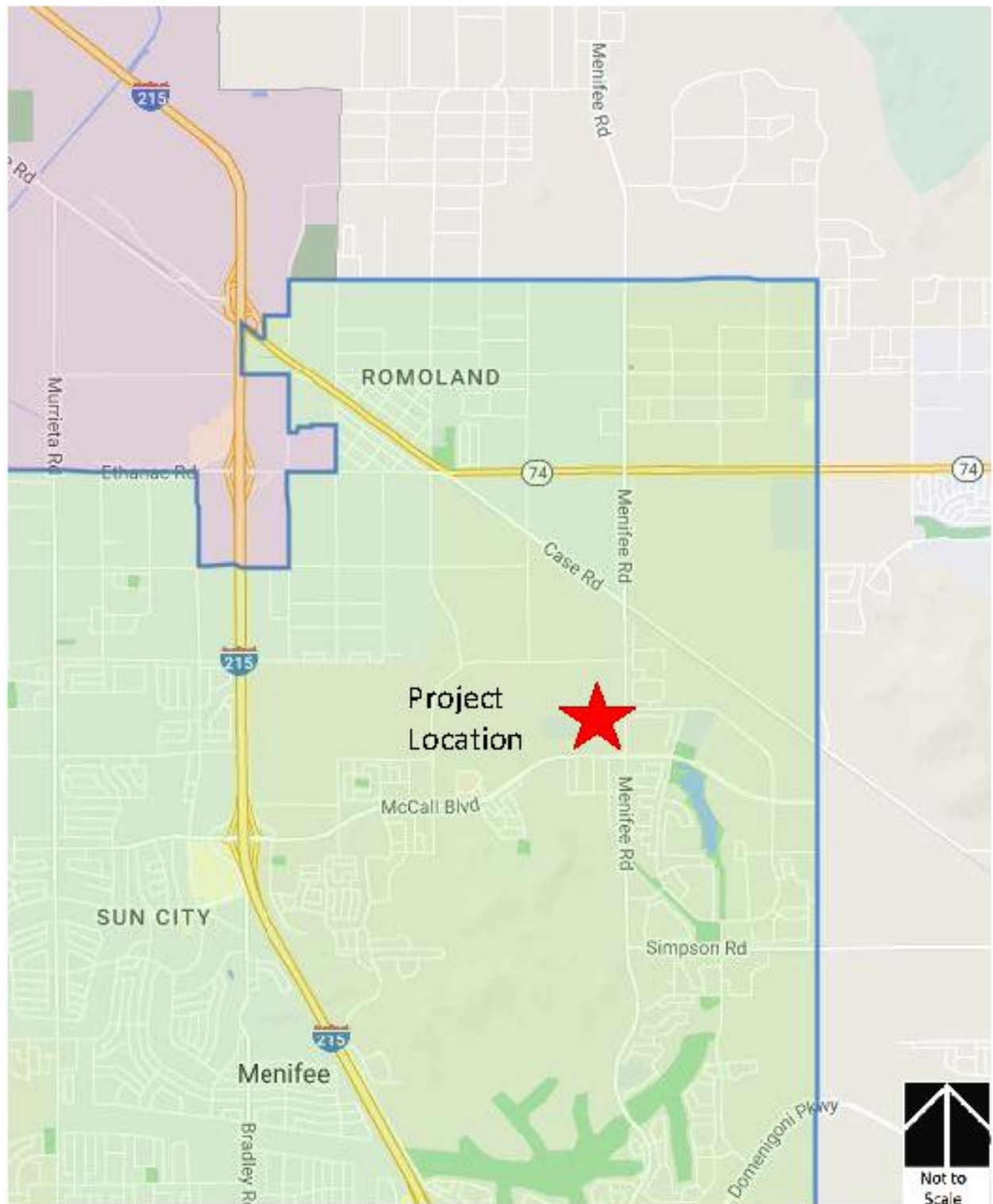
Based on its current design concept, the Project will require the following approvals or permits from the City (or other agencies as indicated):

- DEV2022-006
- Tentative Tract Map No. TTM38340 (PLN22-0262)
- Major Plot Plan No. PLN22-0030
- Statewide General Construction Permit
- Grading Permit
- Building Permit

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

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

A detailed discussion of Native American Consultation (NAC) for this Project is provided in Section XVIII, Tribal Cultural Resources. Tribes involved in the NAC process include Pechanga, Soboba, Rincon, and Agua Caliente. Pechanga and Soboba chose to consult with the City, Rincon deferred to Pechanga and Soboba, and Agua Caliente did not respond to the City's inquiry to consult.





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Exhibit 2 Aerial Photograph
Menifee Village at Junipero Project
 Menifee, California



A. Looking north along the east site boundary from the southeast corner



B. Looking northwest across the eastern portion of the site from the southeast corner



C. Looking north across the western portion of the site from the southwest corner



D. Looking east along the southern boundary of the site from the southwest corner



FRONT ELEVATION



PRELIMINARY LOCATION
FOR BUILDING SIGNAGE

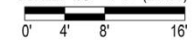
SIDE ELEVATION



BACK ELEVATION

FOR SPECIFIC INFORMATION ON BUILDING COLORS AND MATERIALS,
REFER TO PHYSICAL "COLORS AND MATERIALS" BOARDS PROVIDED

SCALE: 1/8" = 1'-0" (24x36)



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THE VILLAGE AT JUNIPERO
MENEFEE, CALIFORNIA
HPA# 2014141

BIG HOUSE ELEVATIONS, SPANISH

CHRISTIANSEN & CO.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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Exhibit 5.A Building Elevations

Menifee Village at Junipero Project
Menifee, California





1 REAR ELEVATION, BUILDING TYPE II (TUSCAN STYLE)
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION, BUILDING TYPE II (TUSCAN STYLE)
LEFT ELEVATION SIMILAR (MIRROR IMAGE)
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION, BUILDING TYPE II (TUSCAN STYLE)
SCALE: 1/8" = 1'-0"

FOR SPECIFIC INFORMATION ON BUILDING COLORS AND MATERIALS,
REFER TO PHYSICAL "COLORS AND MATERIALS" BOARDS PROVIDED

SCALE: 1/8" = 1'-0" (24x36)
0' 4' 8' 16'

A-10

MENIFEE APARTMENTS
MENIFEE, CALIFORNIA HPA# 2014141.01

BIG HOUSE ELEVATIONS, TUSCAN #1

CHRISTIANSEN & CO.

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Exhibit 5.B Building Elevations

Menifee Village at Junipero Project
Menifee, California





LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

SCALE: 1/8" = 1'-0" (24X36 SHEET)
 0' 8' 16' 32'

A-12

THE VILLAGE AT JUNIPERO
 MENIFEE, CALIFORNIA HP#B 2014141

CLUBHOUSE ELEVATIONS

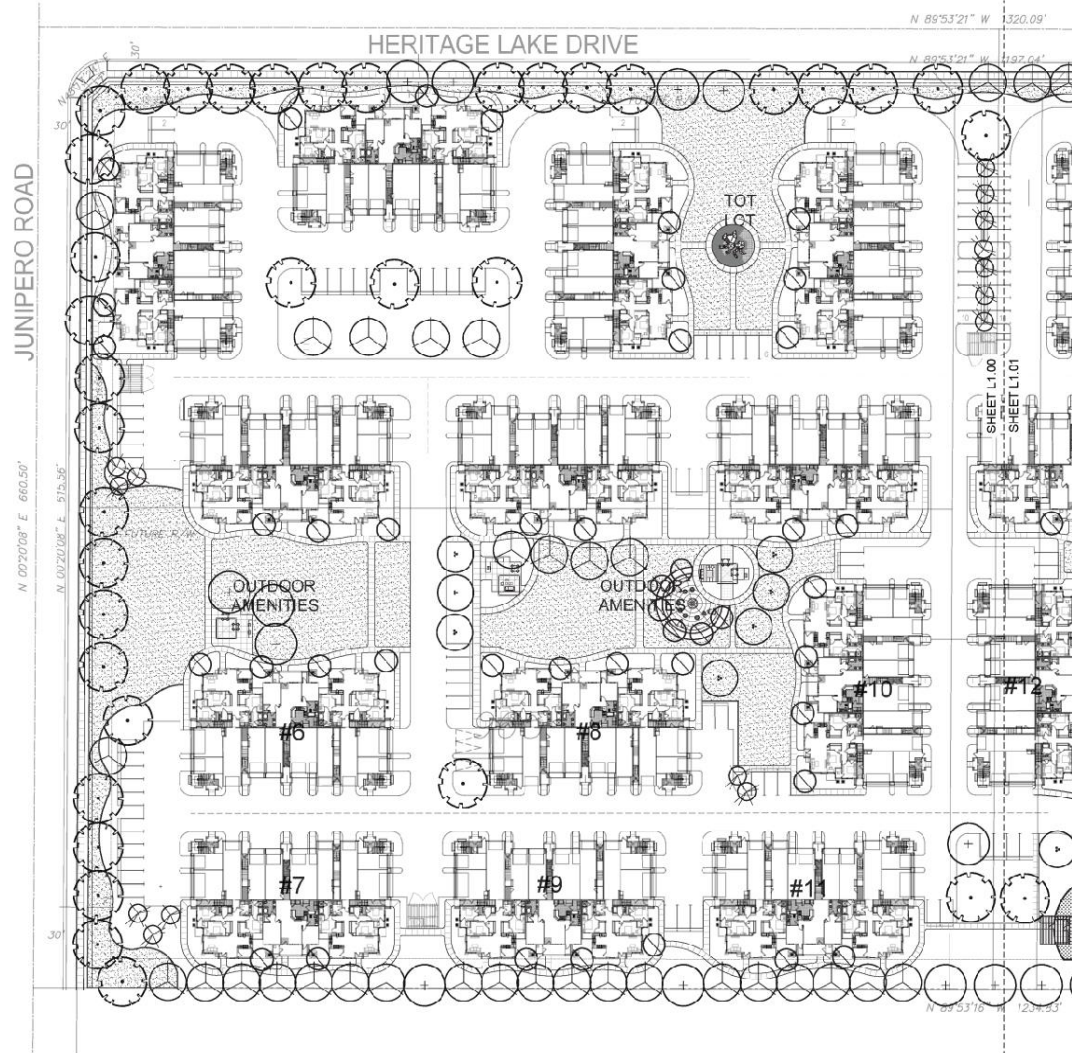
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Exhibit 5.C Building Elevations

Menifee Village at Junipero Project
 Menifee, California





PLANT PALETTE - OVERALL

CANOPY TREES

NAME	QTY	SIZE	GALPER	COMMENTS
<i>Washingtonia filifera</i> (Native sp.)	14	36" BOX	2" CAL. MIN.	18 HT. STANDARD
<i>California Fan Palm</i>				
<i>Parthenocissus</i>	12	36" BOX	2" CAL. MIN.	18 HT. STANDARD
<i>Parthenocissus</i>	25	36" BOX	2" CAL. MIN.	18 HT. STANDARD
<i>Quercus agrifolia</i> (Native sp.)	52	30" BOX	2" CAL. MIN.	10 HT. MULT. TRUNK

UNDERSTORY TREES

NAME	QTY	SIZE	GALPER	COMMENTS
<i>Prosopis glandulosa</i> var. <i>Torreyana</i>	67	24" BOX	2" CAL. MIN.	10 HT. STANDARD
<i>Honey Mesquite</i> (Native sp.)				
<i>Calligonum</i> (Native sp.)	37	24" BOX	1" CAL. MIN.	10 HT. STANDARD
<i>Desert Willow</i>				
<i>Heteromeles arbutifolia</i> (Native sp.)	78	24" BOX	1" CAL. MIN.	10 HT. STANDARD
<i>Toyon</i>				
<i>One sample 'Swan Hill'</i>	20	24" BOX	2" CAL. MIN.	10 HT. STANDARD
<i>Swan Hill Olive</i>				

SHRUBS

NAME	QTY	SIZE	HEIGHT	COMMENTS
<i>Rhus Ovata</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Sugarbush</i>				
<i>Chorizanthe</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Blue-leaved California Lilac</i>				
<i>Dodonaea viscosa</i> (Drought tolerant)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Hop Bush</i>				
<i>Rhus ovata</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Leatherleaf Coffeeberry</i>				
<i>Azorella California</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>California Sagebrush</i>				
<i>Flame Yucca</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Red Flowering Currant</i>				
<i>Myrica California</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Pacific Wax Myrtle</i>				
<i>Salvia Leucantha</i> (Drought tolerant)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Purple Sage</i>				
<i>Carpenteria California</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Bush Anemone</i>				
<i>Heteromeles arbutifolia</i> (Native sp.)	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Toyon</i>				
<i>Lonicera sempervirens</i>	00	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Trumpet Vine Yucca</i>				

ACCENTS

NAME	QTY	SIZE	SPACING	COMMENTS
<i>Yucca</i>	00	5 GAL	18" O.C.	
<i>Bush Yucca</i>				
<i>Festuca</i>	00	5 GAL	30" O.C.	
<i>ICAHN FESCUE</i> (DROUGHT TOLERANT)				
<i>Maritima</i>	00	5 GAL	30" O.C.	
<i>DEER GRASS</i>				
<i>Leymus</i>	00	5 GAL	30" O.C.	
<i>CANYON PRINCE</i> (NATIVE SP.)				
<i>Yucca</i>	00	5 GAL	30" O.C.	
<i>BLUE OAT GRASS</i> (DROUGHT TOLERANT)				
<i>Acacia</i>	00	5 GAL	30" O.C.	
<i>DESERT MIMOSA</i> (DROUGHT TOLERANT)				
<i>Yucca</i>	00	5 GAL	30" O.C.	

GROUND COVERS

NAME	QTY	SIZE	SPACING	COMMENTS
<i>Elymus fasciculatus</i>	00	1 GAL	18" O.C.	
<i>INTERIOR CA. BUCKWHEAT</i> (NATIVE SP.)				
<i>Sanicula</i>	00	1 GAL	18" O.C.	
<i>BAJA EVENING PRIMROSE</i>				
<i>Baccharis</i>	00	1 GAL	18" O.C.	
<i>DWARF COYOTE BUSH</i> (NATIVE SP.)				
<i>Actinostachys</i>	00	1 GAL	18" O.C.	
<i>FRANCISCAN MANDARIN</i> (NATIVE SP.)				

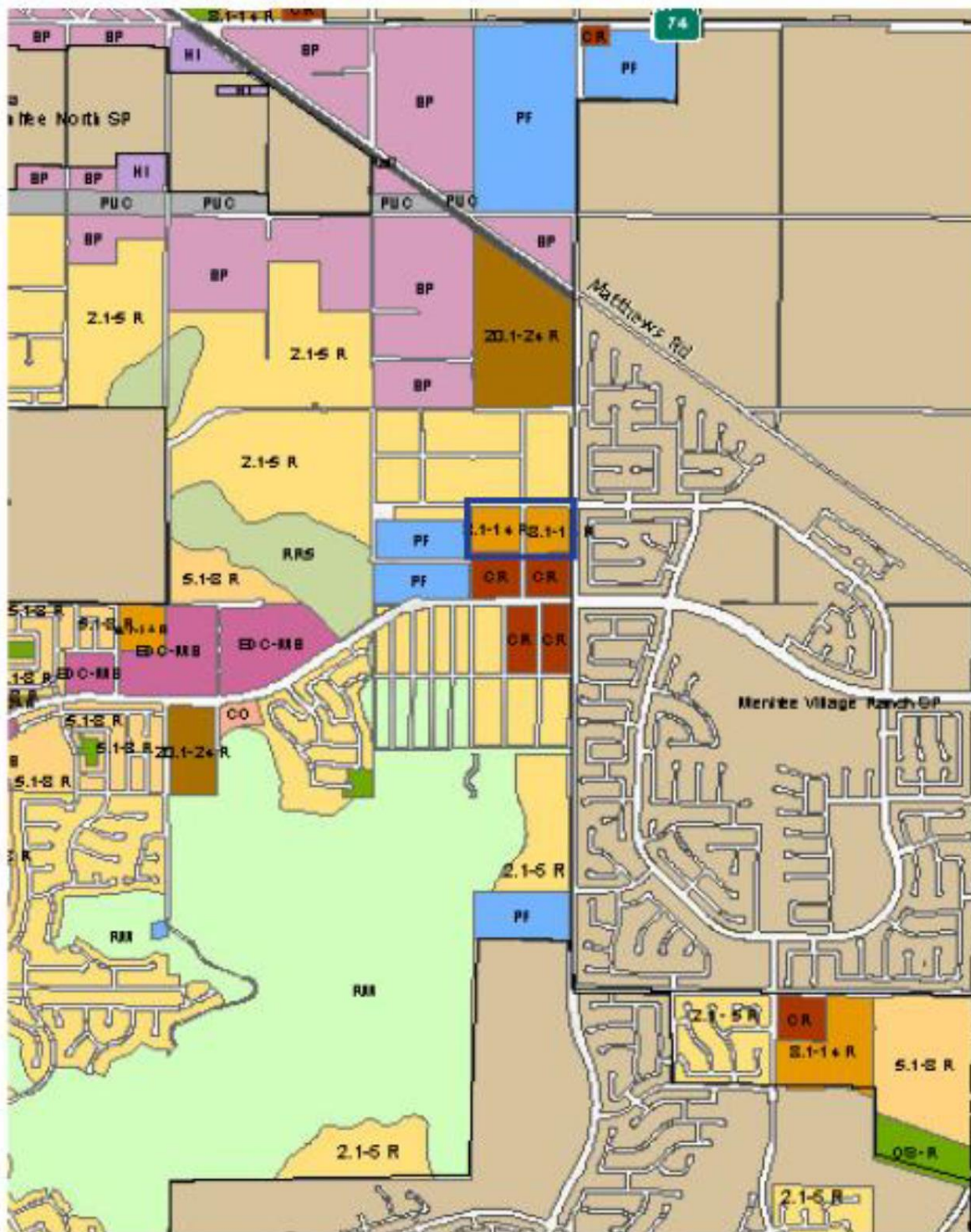
SURFACE MATERIALS

DESCRIPTION	QTY
NATIVE SED MID:	XXXX SQ.FT. AT 3.85 PER 1,000
50% BUFFALO GRASS (B/C VERDE)	50% OF TOTAL SQ.FT.
50% BLUE GRASS	50% OF TOTAL SQ.FT.
SHRUBBED HARDWOOD MULCH	4" DEPTH MIN. IN ALL BEDS

NOTE: TEMPORARY IRRIGATION IS REQUIRED FOR A MINIMUM OF 40 DAYS FOR SEED TO TAKE ROOT AND ESTABLISH. 40 DEGREE SOIL TEMPERATURE REQUIRED FOR INSTALLATION. PLANT IN SPRING FOR BEST RESULTS.

NOTE:

GROUND IMMEDIATELY ADJACENT TO THE PROPOSED BUILDING FOUNDATION AREAS TO 6" GRADE AWAY AT A SLOPE NOT LESS THAN 1:20. 5% FOR A MINIMUM DISTANCE OF 10 FEET AS PER THE REQUIREMENTS OF SECTION 1804.3 INTERNATIONAL BUILDING CODE (IBC) 2012.

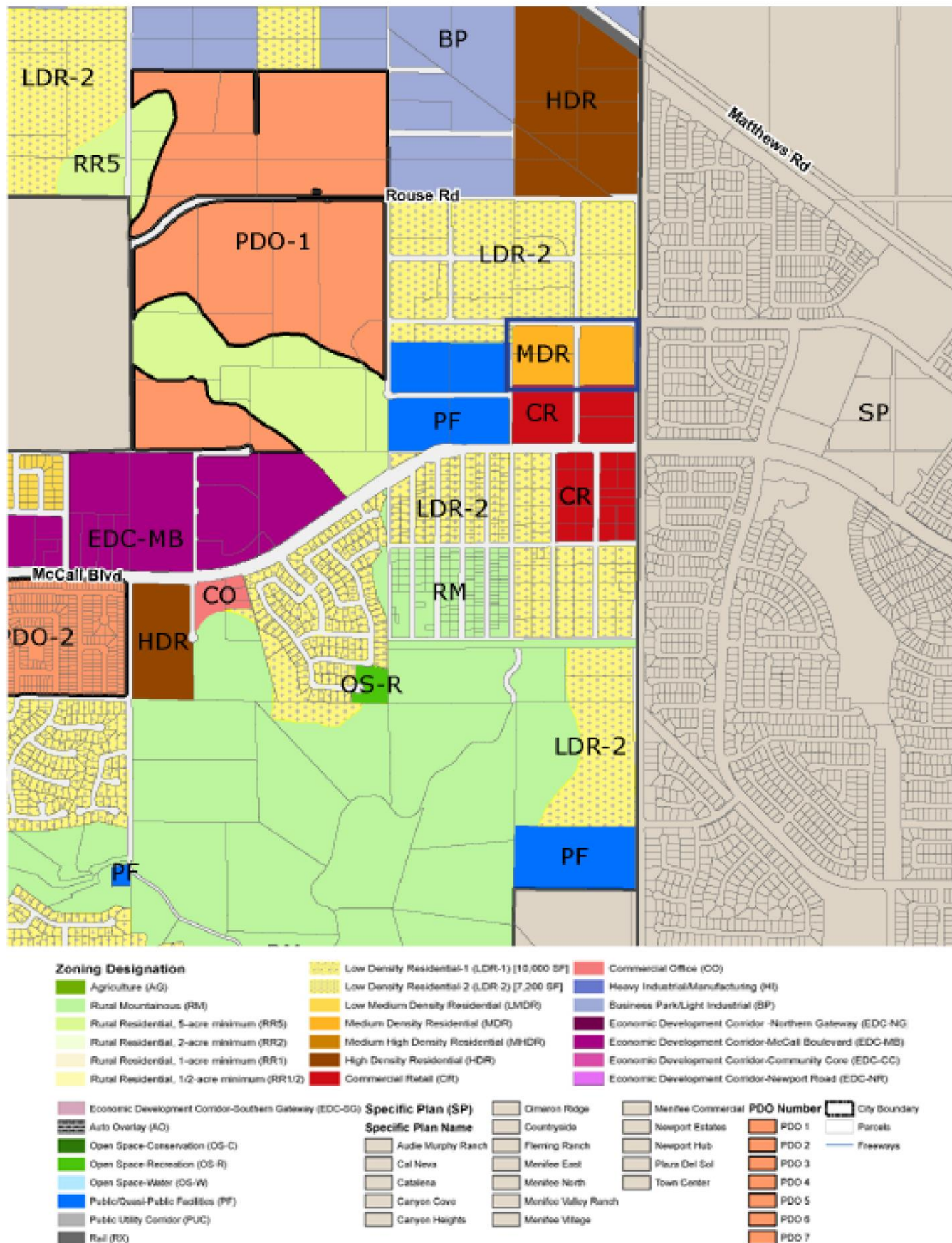


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Exhibit 8 General Plan Designations

Menifee Village at Junipero Project
Menifee, California





INTENDED USE OF THIS INITIAL STUDY

Pursuant to Section 15367 of the State of California Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), the City of Menifee (City) is the Lead Agency under the California Environmental Quality Act (CEQA). The City has primary responsibility for compliance with CEQA and consideration of the proposed "Village at Junipero" Project. CEQA requires that the Project be reviewed to determine the environmental effects that would result if the Project is approved and implemented.

The City is the Lead Agency and has the responsibility for preparing and adopting the associated environmental document prior to consideration of the approval of the proposed Project. The City has the authority to make decisions regarding discretionary actions relating to implementation of the proposed Project. This Initial Study (IS) has been prepared in accordance with the relevant provisions of CEQA (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines, and the rules, regulations, and procedures for implementing CEQA as adopted by the City. The objectives of the IS are to inform City decision-makers, representatives of other affected/responsible agencies, the public, and interested parties of the potential environmental consequences of the Project and solicit information on data and issues regarding potential environmental impacts of the Project relative to those various parties.

The City formally initiated the environmental process under CEQA for the proposed Project with the preparation of this Initial Study (IS). The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require further mitigation to reduce impacts to a less than significant level. As identified in the following analyses, Project impacts related to various environmental issues either would not occur, are less than significant (when measured against established significance thresholds) or have been rendered less than significant through implementation of mitigation measures (see section below).

Based on these analytical conclusions, this IS supports adoption of a Mitigated Negative Declaration (MND) for the proposed Project. CEQA Guidelines Section 15150 permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from City planning and environmental documents, technical studies specifically prepared for the Project, and other publicly available data. These documents are available for review at the City of Menifee Community Development Department.

PUBLIC REVIEW OF THE INITIAL STUDY

The IS and a Notice of Intent to adopt (NOIA) an MND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 30-day public review period. Written comments regarding this IS should be addressed to:

Russell Brown, Senior Planner
City of Menifee Community Development Department
29844 Haun Road Menifee, California 92586
Email: rbrown@cityofmenifee.us Phone: (951) 723-3745 (direct)

After the 30-day public review period, consideration of comments raised during the public review period will be considered and addressed prior to adoption of the MND by the City.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

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

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

DETERMINATION:

On the basis of this initial evaluation:

- ☐ 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.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Russell J. Brown

Printed Name

March 16, 2023

Date

Senior Planner, City of Menifee

Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

10) **Cumulative Projects:** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes and operational characteristics involved with the Project. Section 15130(b)(1) of the CEQA Guidelines identifies two methods to determine the scope of related projects for cumulative impact analysis:

- *List-of-Projects Method:* a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.
- *Summary-of-Projections Method:* a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency. The proposed Project is consistent with the City of Menifee General Plan, AQMP, and the CMP. Therefore, cumulative impacts will be less than significant.

Cumulative level development information from the General Plan and its EIR may be used in some analysis sections to indicate the implications of City-wide buildout. However, City Planning Staff regularly monitors land development activity in the City and maintains a “Land Development CIP List” of specific development projects. The most current City list shows approximately 190 projects of all types as summarized in Table 2 below:

**Table 2
Cumulative Projects List Summary**

Land Use	Acres	Development
Single-Family Residential	3,909.6	10,992 units
Multi-Family Residential	195.4	2,372 units
Commercial	238.8	1,494,942 square feet
Industrial/Office	246.6	5,845,942 square feet
Mixed Use	590.0	1,711 units
TOTAL	5,210.4 acres	15,075 residential units 7,340,884 square feet of non-residential uses
Proposed Project	17.8 acres (0.3%)	240 apartments (1.6%)

Source: Summarized from “Land Development CIP List”, City Planning Department, February 2022

This “List-of-Projects” characterizes the current state of cumulative development in the City. It should be noted the development figures shown in Table 2 are minimum values due to the lack of data in some categories (i.e., for a few projects, only acreage was listed, in other cases only units or square footage were listed). The most current data from the City indicates there are over 5,210 acres of land being developed or approved for development within the City. This level of development includes over 15,000 residential units and over 7 million square feet of non-residential development. Within non-residential development, almost 1.5 million square feet is commercial uses (of all types) and 5.8 million square feet is industrial and office uses, mainly large warehouses. The proposed project represents 0.3% of the cumulative development area and 1.6% of the planned residential units. These cumulative development numbers will be used in the following sections to analyze potential cumulative impacts of the project relative to cumulative development projects. The following is a list of the analysis sections that follow.

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APPENDICES

A	Project Plans, Utilities, and Photometric Plan
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C	Cultural Resources
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E	Phase I/II Environmental Site Assessment
F	Geotechnical Constraints
G	Hydrology and Water Quality
H	Traffic Studies
I	Noise Study
J	Map My County Report

I. AESTHETICS

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

Sources: Public Resources Code Section 21099; City of Menifee General Plan (General Plan 2013); Open Space and Conservation Element (OSCE), Community Design Element (CDE), City of Menifee General Plan Environmental Impact (GPEIR 2013) (Chapter 5.1, *Aesthetics*); *Map My County* (Appendix A); Site Photos, Exhibit 3; Project Plans (Appendix A); Exhibit 1, *Regional Location*; Exhibit 2, *Vicinity Map*; Exhibit 8, *General Plan Land Use Designations*; Exhibit 9, *Zoning Classifications*; Table 1, *Surrounding Land Uses*; and Exhibit 7, *Grading Plan*, all provided in Section I. of this Initial Study.

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-3: Undisturbed slopes, hillsides, rock outcroppings, and other natural landforms that enhance the City's environmental setting and rich cultural and historical past and present.

Policy OCS-3.1: Identify and preserve the view corridors and outstanding scenic vistas within the city.

Policy OCS-3.3: Encourage the use of clustered development and other site planning strategies to facilitate the preservation of the city's natural landforms, boulders, and rock outcroppings.

Policy OCS-3.4: Support the preservation of natural vegetation and rock outcroppings during and after the construction process.

Policy OCS-3.5: Develop suitable long-term preservation plans with appropriate Native American tribes who have ancestral lands within the city to ensure the perpetual preservation of cultural resources, boulders, and rock outcroppings protected under this policy.

Community Design (CD) Element

Goal CD-3: Projects, developments, and public spaces that visually enhance the character of the community and are appropriately buffered from dissimilar land uses so that differences in type and intensity do not conflict.

Policy CD-3.1: Preserve positive characteristics and unique features of a site during the design and development of a new project; the relationship to scale and character of adjacent uses should be considered.

Policy CD-3.2: Maintain and incorporate the City's natural amenities, including its hillsides, indigenous vegetation, and rock outcroppings, within proposed projects.

I. AESTHETICS

Policy CD-3.8: Design retention/detention basins to be visually attractive and well-integrated with any associated project and with adjacent land uses.

Policy CD-3.9: Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.

Policy CD-3.10: Employ design strategies and building materials that evoke a sense of quality and permanence.

Policy CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.

Policy CD-3.13: Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations in the front and rear of residential buildings.

Policy CD-3.14: Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.

Policy CD-3.17: Encourage the use of creative landscape design to create visual interest and reduce conflicts between different land uses.

Policy CD-3.18: Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses.

Policy CD-3.19: Design walls and fences that are well integrated in style with adjacent structures and terrain and utilize landscaping and vegetation materials to soften their appearance.

Policy CD-3.20: Avoid the blocking of public views by solid walls.

Policy CD-3.22: Incorporate visual buffers, including landscaping, equipment and storage area screening, and roof treatments, on properties abutting either Interstate 215 or residentially designated property.

Goal CD-4: Recognize, preserve, and enhance the aesthetic value of the City's enhanced landscape corridors and scenic corridors.

Policy CD-4.4: Frame views along streets through the use of wide parkways and median landscaping.

Policy CD-4.8: Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric or communication distribution lines, which would be visible from the City's scenic highway corridors.

Goal CD-4: Recognize, preserve, and enhance the aesthetic value of the city's enhanced landscape corridors and scenic corridors.

Scenic Resources

Policy CD-4.5: Orient new streets to maximize the view of open space, parks, mountains, and built landmarks where possible.

Policy CD-4.9: Require specialized design review for development along scenic corridors, including but not limited to, building height restrictions, setback requirements, and site-orientation guidelines.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. Public Resources Code Section 21099 pertains to "Modernization of Transportation Analysis for Transit-Oriented Infill Projects." The Project does not meet any of the criteria of a transit-oriented development. Therefore, the provisions of Public Resources Code Section 21099 are not applicable. The Project site is located in the northeastern portion of the City of Menifee in western Riverside County at an average elevation of 1,460 feet above mean sea level (AMSL).

I. AESTHETICS

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (e.g., development on a scenic hillside). The natural mountainous setting of the Menifee area is critical to its overall visual character and provides a variety of scenic vistas for the community. Topography and a lack of dense vegetation or urban development offer scenic views throughout the City of Menifee (City), including to and from hillside areas. Scenic features include gently sloping alluvial fans, rugged mountains and steep slopes, mountain peaks and ridges, rounded hills with boulder outcrops, farmland and open space. Scenic vistas provide views of these features from public spaces or roadways.

Menifee's two tallest peaks are Quail Hill at 2,250 feet AMSL and Bell Mountain at 1,850 feet AMSL, both in the northern portion of the City. However, many of the area's scenic resources are outside the City limits. Scenic views from Menifee include the San Jacinto Mountains to the northeast and east; the San Bernardino Mountains to the north; the San Gabriel Mountains to the northwest; and the Santa Ana Mountains to the west and southwest. The Project site is vacant and essentially flat with an average elevation of 1,462 feet above mean sea level (AMSL). As shown in General Plan Exhibit OSC-2, the area surrounding the Project site has "significant slopes" to the southwest and west with higher elevations to the south and east. The highest point in the surrounding area is 1.8 miles east of the site and just outside the City at 2,552 feet AMSL.

Exhibit CD-2 of the Community Design Element in the Menifee General Plan identifies McCall Boulevard south of the site and Menifee Road east of the site and north of McCall Boulevard as Scenic Corridors and Enhanced Landscape Corridors. Menifee Road south of McCall Boulevard is also identified as an Enhanced Landscape Corridor (City CDE 2013). In addition, both north-south and east-west roadways and open areas of the City have views of nearby hills and distant mountains when the air is clear. These corridors provide scenic views and vistas for City residents, visitors, and travelers on local roadways.

The City's General Plan EIR concluded that there would be no significant impacts to scenic vistas as long as development was regulated according to the General Plan along the locally identified scenic corridors and enhanced landscape corridors, including those outlined above in the Project area. The Project site is planned for multi-family residential units and the Project proposes such uses. The Village at Junipero Project proposes apartment buildings that are two-story as shown in Exhibit 4, Conceptual Site Plan, and Exhibit 5, Building Elevations. Existing residential units to the east across Menifee Road are one- and two-story and the proposed apartment buildings will be similar in style and treatment to the existing residences. Lower density single-family residences are also planned north of the site, while a local commercial center is planned just south of the site. The largely one-story Boulder Ridge Elementary School is just west of the site across Junipero Road.

The Project would introduce new 2-story residential buildings onto the site, consistent with the General Plan designation and zoning. Their appearance, while more dense than surrounding single family residences, would have a similar appearance to existing and planned residences, the existing school, and planned commercial uses to the south. The new buildings would appear similar and be generally consistent with existing and planned uses in the surrounding area. The new units would also be of similar height to two-story single-family residences, and there are only commercial uses to the south so the new buildings will not block any public views from that direction. The new units are also separated from existing or planned single family areas to the east, north, and west by roadways which will help prevent blocking existing public views. This analysis demonstrates the Project will not block any scenic views or vistas from local scenic routes as designated in the City's General Plan. Therefore, the Project will not have any significant impacts on scenic vistas and no mitigation is required.

b) Less Than Significant Impact. Exhibit C-8 of the CDE shows there are no officially designated scenic highways in or near the City. However, State Route 74 (SR-74) passes through the northern part of the City and is considered an "Eligible State Scenic Highway – Not Officially Designated" by the California Department

I. AESTHETICS

of Transportation (Caltrans 2022). The nearest designated state scenic highway to the City is a portion of SR-74 in the San Jacinto Mountains about 17 miles east of the City.

The Project site is 500 feet north of McCall Boulevard and adjacent to Menifee Road. Exhibit C-8 also shows the I-215 Freeway south of McCall Boulevard is designated an Eligible County Scenic Highway. McCall Boulevard from the I-215 Freeway east to Menifee Road and then Menifee Road north of McCall Boulevard are also both designated Eligible County Scenic Highways. In addition, Exhibit CD-2 of the Community Design Element in the Menifee General Plan identifies McCall Boulevard south of the site and Menifee Road east of the site and north of McCall Boulevard as Scenic Corridors and Enhanced Landscape Corridors. Menifee Road south of McCall Boulevard is also identified as an Enhanced Landscape Corridor (City CDE 2013).

The Project is vacant and does not contain mature trees, rock outcroppings, historic buildings, and there are no state-designated scenic highways visible from the Project site. In addition, the analysis in Section I.a above concluded the Project would have no significant impacts related to scenic vistas. The Project will not substantially damage scenic resources and will not affect a state-designated scenic highway. Therefore, the Project will have no impacts in this regard and no mitigation is required.

c) Less Than Significant Impact. According to Section 5.1.3 of the GPEIR (p. 5.1-10):

“Implementation of the proposed General Plan is not expected to degrade views of scenic resources in the City. At full General Plan buildout, development in many parts of the City would intensify urban development in currently undeveloped areas. Portions of the City that are currently vacant land or farmland would be developed with a mix of residential, commercial, industrial, and institutional uses.”

The Project area does have views of uplands outside of the City. Scenic views from Menifee include the San Jacinto Mountains to the northeast and east; the San Bernardino Mountains to the north; the San Gabriel Mountains to the northwest; and the Santa Ana Mountains to the west and southwest. The Project site is relatively flat and vacant at present. The site is bordered by an existing lower density single-family residential neighborhood on the east (across Menifee Road), and Boulder Ridge Elementary School across Junipero Road to the west. The currently vacant land to the south is planned and approved for a community commercial center, while the vacant land to the north is planned and approved for lower density single family residential uses.

The City of Menifee has historically been a rural area but has been slowly urbanizing in recent years. The proposed apartment buildings are of similar scale and appearance compared to existing and planned residential uses in the area, although of a higher density (13.95 units/acre compared to approximately 5 units/acre for the residences within the Menifee Village Ranch Specific Plan to the east, and 2.1-5 units/acre approved to the north (e.g., TTM 31098). The proposed apartment units are at a density within the range allowed by the General Plan designation and zoning classification for the site (8.1-14 du/ac Residential and MDR=Medium Density Residential). It should be noted this analysis under CEQA is based on impacts to “public views” which are those experienced from publicly accessible vantage points including roadways.

Construction of the proposed Project will result in short-term impacts to the existing visual character and quality of the area visible from public areas. Construction activities will require the use of equipment and storage of materials within the Project site. However, construction activities are temporary and will cease when construction is finished, so they will not result in any permanent visual impacts.

The proposed Project will incrementally change the visual character of the Project site by adding 240 apartment units, related structures, and landscaping in an area planned for multi-family housing (up to 14 units/acre). Views of the Project site are shown in Exhibit 3, Site Photos, while elevations of the proposed residences are shown in Exhibit 6, Building Elevations.

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The Project is consistent with the General Plan which anticipated residential development of this scale and character in this area. All buildings will be consistent with City design and building height requirements and limitations. The proposed Project will slowly change the visual character of the Project site by adding residential structures and landscaping, however, the development will blend with the characteristics of the adjacent development (both existing to the north and planned to the south and southwest). With incorporation of standard residential design features, the Project will have less than significant impacts on the visual character of the site and its surroundings, will not degrade public views, and will not conflict with applicable zoning and other regulations governing scenic quality.

This analysis demonstrates the Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. It is in an urbanizing area and would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, impacts in this regard are less than significant and no mitigation is required.

d) Less Than Significant Impact. Excessive or inappropriately directed lighting can adversely impact nighttime views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

The site is currently vacant with no lighting, although there are lights in the surrounding areas to the east from residences and streetlights, and to the west from the elementary school buildings and parking lot. The residential neighborhoods to the southeast, east, and northeast have lighting typical of suburban communities. A low-level skyglow is also visible to the northwest from headlights of traffic along the I-215 Freeway (two miles distant) although that glow is largely blocked by the hills to the west and southwest. It is anticipated that future residential development adjacent to the site to the north and the commercial development approved south of the site will have lighting fixtures and levels commensurate with suburban land uses.

The proposed residential use will require additional temporary sources of light and glare during construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. Workers either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. These impacts will be temporary, of short-duration, and will cease when Project construction is completed. For these reasons, and because there are limited numbers of construction workers, these short-term lighting impacts are considered less than significant.

Once residences are constructed there will be permanent lighting sources onsite including free-standing streetlights, light fixtures on residences, vehicle headlights, traffic lights and streetlights. The proposed Project will require additional outdoor lighting associated with the new residences, streets, and parking areas. A photometric plan prepared for the Project (Appendix A) indicates that light levels along the perimeter of the site will not exceed 4.0 lumens while 5 lumens is typically considered an acceptable threshold for suburban communities.

The City Municipal Code requires that lighting associated with new development not be directed towards any surrounding uses. Chapter 6.01 of the Menifee Municipal Code (Dark Sky; Light Pollution) indicates that low-pressure sodium lamps are the preferred illuminating source and all non-exempt outdoor light fixtures shall be shielded. A maximum of 8,100 total lumens per acre or parcel if less than one acre shall be allowed. When lighting is "allowed", it must be fully shielded if feasible and partially shielded in all other cases and must be focused to minimize spill light into the night sky and onto adjacent properties (Section 6.01.040). The Project will be conditioned that, prior to the issuance of building permits, all new construction which

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introduces light sources be required to have shielding or other light pollution-limiting characteristics such as hood or lumen restrictions. This is a standard condition and is not considered unique mitigation under CEQA.

The General Plan Community Design Element includes goals that encourage attractive landscaping, lighting, and signage that conveys a positive image of the community (Goal CD-6) and that limit light leakage and spillage that may interfere with the operations of the Palomar Observatory (Goal CD-6.5). According to Section 5.1.3 of the GPEIR (p. 5.1-13):

“Additionally, all future development projects that would be accommodated by the proposed General Plan would be required to comply with California’s Building Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations), which outlines mandatory provisions for lighting control devices and luminaires.

Adherence to County and City regulations and implementation of the policies of the proposed General Plan would ensure that light and glare from new development and redevelopment projects accommodated by the General Plan would be minimized and that significant impacts would not occur.”

The Project site is located approximately 28 miles northwest of the Mt. Palomar Observatory. Lighting for the Project will be required to comply with Menifee Municipal Code Section 6.01 and General Plan goals through the implementation of **Standard Condition SC-AES-1**. Standard conditions are considered regulatory compliance and not unique mitigation under CEQA. With implementation of this standard condition, the Project will have a less than significant impact related to interfering with the nighttime use of the Mt. Palomar Observatory.

The requirements of GP Goal CD-6.5 would apply to the proposed Project, therefore, the same conclusions reached in the GPEIR would apply to the Project. The Project’s photometric plot also indicates the proposed development will not result in a significant increase in overall light levels in the Project area (i.e., less than 5 foot-candles per square foot at the property line). To assure this compliance, **Standard Condition SC-AES-1** will be implemented for all new Project lighting. With regulatory compliance, the Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, any impacts will be less than significant and no mitigation is required.

Cumulative Impacts

With 240 apartment units on 17.8 acres, the proposed Project represents 0.3% of the cumulative 5,210 acres of development and 1.6% of the planned 15,075 residential units as outlined in Section I.10. The Menifee area has views of various uplands to the west, northeast, east, and southeast. The City’s General Plan evaluated regional or cumulative impacts related to aesthetics and views and found that development according to the General Plan would have less than significant impacts. The Project is consistent with the General Plan land use designation. Therefore, the Project will not make a significant contribution to any cumulatively considerable visual impacts.

In addition, the Project will also increase overall ambient nighttime light levels in the region, a condition which is also referred to as “skyglow”. However, the Project represents only an incremental portion of this eventual increase in light levels and will comply with regulations established to minimize lighting impacts on the community. The City’s General Plan also evaluated regional or cumulative impacts related to lighting and found that development according to the General Plan would have less than significant impacts. The Project is consistent with the General Plan land use designation, therefore, the Project will not make a significant contribution to any cumulatively considerable lighting or glare impacts.

I. AESTHETICS

Standard Conditions and Regulatory Compliance

SC-AES-1 Chapter 6.01 of the Menifee Municipal Code (Dark Sky; Light Pollution). Low-pressure sodium lamps are the preferred illuminating source, and all non-exempt outdoor light fixtures shall be shielded. A maximum of 8,100 total lumens per acre or parcel if less than one acre shall be allowed. When lighting is “allowed”, it must be fully shielded if feasible and partially shielded in all other cases and must be focused to minimize spill light into the night sky and onto adjacent properties (Section 6.01.040). The Project will be conditioned that, prior to the issuance of building permits, all new construction which introduces light sources be required to have shielding or other light pollution-limiting characteristics such as hood or lumen restrictions.

Mitigation Measures: No measures are required or recommended.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: GPEIR (Chapter 5.2, *Agriculture and Forestry Resources*); *Map My County* (Appendix A); *General Plan*; Public Resources Code Section 12220(g); City of Menifee Zoning Map; California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), Important Farmland Finder Website <https://maps.conservation.ca.gov/DLRP/CIFF/>; and City of Menifee Municipal Code.

Applicable General Plan Policies: None

Analysis of Project Effect and Determination of Significance:

a) No Impact. The California Department of Conservation (CDOC), Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories based on soil quality and existing agricultural uses to produce maps and statistical data. These are used to help preserve productive farmland and to analyze impacts on farmland. Farmland maps are updated and released every two years. In the CEQA Checklist, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are all considered farmland resources by the state which are collectively referred to as "Important Farmland" in this IS. The highest rated Important Farmland is Prime Farmland. According to the "Important Farmland Finder" on the FMMP website, the Project site and the lands immediately to the north are designated as Farmland of Local

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Importance” while the suburban development to the east and the school site to the west are designated as “Urban and Built-Up Land”. The land to the south is designated “Other Land” (FMMP 2022).

The land to the north of the Project site, although also designated as locally important farmland, has already been approved for low density residential development. The closest land designated as prime farmland that is still in active production is 70 acres located 1,300 feet north of the site and north of the single-family residential neighborhood being constructed north of the Project site. This property is isolated from other prime farmland in the surrounding region.

The City is focusing on developing land in an economically productive way that will serve the growing population. Based on market conditions, Menifee’s future development emphasizes mixed-use, commercial, industrial, and residential uses rather than supporting the continuation of agricultural uses, which are becoming less economically viable as the surrounding region suburbanizes. It should be noted the Menifee General Plan contains no goals or policies that specifically address agricultural or forest resources and does not contain the term “farmland of local importance”. Based on the policy direction contained in the General Plan, Project impacts to “Important Farmland” will be less than significant and no mitigation is required.

b) No Impact. County records indicated there are no Williamson Act contracts active on or in the immediate vicinity of the Project site. In addition, the title report lists no agricultural preserves or Williamson Act contracts on the property (Appendix A). Therefore, the Project will not conflict with a Williamson Act contract. No impacts will occur.

c) No Impact. Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits*. The Project site and surrounding properties are not currently being defined, managed, or used as forest land as identified in Public Resources Code Section 12220(g). The site does not contain a significant amount of trees or groves which could be considered a type of forest resource. Therefore, no impacts will occur and no mitigation is required.

d) No Impact. As discussed in Threshold II.b, there is not a significant amount of trees or any forest land on the Project site. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. No impacts will occur.

e) Less Than Significant Impact. Based on the analysis in Thresholds II.a through II.d above, the Project will convert 17.8 acres of land designated as “Farmland of Local Importance” which is not classified by the state as Important Farmland. Therefore, the Project will not result in the conversion of Important Farmland to non-agricultural use. In addition, the Project will not result in the conversion of forest land to non-forest use. Therefore, impacts are less than significant, and no mitigation is required.

Mitigation Measures: None required or recommended.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: *Village at Junipero, Air Quality Impact Analysis, City of Menifee*. Urban Crossroads (UC). Original dated February 4, 2015, Updated November 4, 2022.

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-9: Reduced impacts to air quality at the local level by minimizing pollution and particulate matter.

Policy OSC-9.1: Meet state and federal clean air standards by minimizing particulate matter emissions from construction activities.

Policy OSC-9.2: Buffer sensitive land uses, such as residences, schools, care facilities, and recreation areas from major air pollutant emission sources, including freeways, manufacturing, hazardous materials storage, wastewater treatment, and similar uses.

Policy OSC-9.3: Comply with regional, state, and federal standards and programs for control of all airborne pollutants and noxious odors, regardless of source.

Policy OSC-9.5: Comply with the mandatory requirements of Title 24 Part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building and Energy Efficiency Standards.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. The City and Project site are within the South Coast Air Basin (Basin) and air quality within the Basin is monitored and managed by the South Coast Air Quality Management District (SCAQMD). The management of air quality in the Basin is outlined in the 2016 Air Quality Management Plan (AQMP) which describes air pollution control strategies to be taken by lead agencies located within region classified as a nonattainment area. The main purpose of an AQMP is to bring the area into compliance with Federal and State air quality standards. CEQA requires that projects be analyzed for consistency with the most current AQMP (2016). It should be noted a 2022 AQMP is currently being prepared but has not been adopted yet by the SCAQMD.

The first step is to determine if the Project is consistent with the General Plan land use designation and zoning classification for the site because the AQMP is based on local approved land uses as outlined in the various General Plans throughout the Basin. In this case the Project is consistent with the General Plan land use

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designation and less than the maximum intensity allowed (13.95 du/ac vs. 14 du/ac). The project is consistent with the General Plan land use designation and the zoning classification for the site and is not requesting a change to either of these designations. Therefore, the Project is consistent with the AQMP in terms of land use.

For this Project to be fully consistent with the 2016 AQMP the pollutants emitted from the Project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality. A project may also be deemed as consistent with the AQMP if feasible mitigation measures are implemented that reduce the project impacts to less than significant levels.

The 2016 AQMP states that the most significant air quality challenge in the Basin is to reduce nitrogen oxides (NO_x) emissions sufficiently to meet the upcoming ozone standard deadlines. The Plan suggests that total Basin-wide emissions of NO_x must be reduced to approximately 141 tons per day (tpd) in 2023 and 96 tpd in 2031 to attain the 8-hour ozone standards. This represents an additional 45 percent reduction in NO_x in 2023, and an additional 55 percent NO_x reduction beyond 2031 levels. Threshold III.b below demonstrates the Project will not exceed the SCAQMD's NO_x thresholds during either construction or occupancy.

As demonstrated in Threshold III.b, the Project will comply with the applicable thresholds of significance for NO_x as well as the other criteria pollutants plus implementation of **Standard Conditions SC-AQ-1 and SC-AQ-2** (included at the end of this section) during construction. Therefore, the Project would not result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations and the Project's proposed land use/zoning designations do not increase the development intensities reflected in the adopted General Plan. Thus the Project is consistent with the SCAQMD 2016 AQMP. Any impacts will be less than significant and no mitigation is required.

b) Less Than Significant Impact. The Project consists of constructing and occupying 240 apartment units which will generate air pollutants during construction and occupancy. For the purposes of this analysis, the Project is located in SCAQMD Source Receptor Area (SRA) 24 which is the Perris Valley.

Construction Impacts

Construction activities associated with the Project will result in emissions of carbon monoxide (CO), volatile organic compounds (VOC), NO_x, sulfur oxides (SO_x), particulate matter – 10 micrometers or less (PM₁₀), and PM_{2.5}. Construction-related emissions are expected from the following construction activities:

- Site Preparation;
- Grading;
- Building Construction;
- Paving;
- Architectural Coating; and
- Construction Workers Commuting.

In the air quality analysis, construction of the Project was estimated to have one phase of construction to start February 15, 2023 with construction scheduled to be completed by March 15, 2025 (two years). Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coatings. The assessment assumes that construction phases will not overlap to any appreciable degree. Should any of these dates be delayed, the results of this assessment would still remain valid because air quality standards become more stringent over time so actual future emissions would tend to be lower than estimated in the past.

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The Project grading plan (previous Exhibit 7) indicates grading is expected to be balanced onsite with 42,140 cubic yards (CY) of raw cut and 31,925 CY of raw fill and accounting for approximately 10 percent shrinkage of the cut materials during compaction and over-excavation of unconsolidated material as needed. The grading plan concluded there will be no transport of soil on or off the site during grading. Emissions during grading and construction will be effectively controlled by implementation of the recommended **Standard Conditions SC-AQ-1 and SC-AQ-2**.

The SCAQMD has developed regional significance thresholds for criteria pollutants and have concluded that any projects in the Basin with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The most current version of the California Emissions Estimator Model (CalEEMod, Version 2022.1) was used to calculate criteria air pollutant emissions from the construction and occupancy of the Project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from off-site energy generation, solid waste disposal, vegetation planting and/or removal, and water use. The model also identifies mitigation measures to reduce criteria pollutant and GHG emissions. The model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts.

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. The construction equipment list is shown in **Table 3-1, Construction Assumptions**.

**Table 3-1
Construction Assumptions**

Construction Phase	Total Days	Equipment	Pieces per Day	Max. Hours per Day
Site Preparation	10	Rubber Tired Dozers, Crawler Tractors, Excavators, Graders	10	8
Grading	30	Rubber Tired Dozers, Scrapers, Crawler Tractors, Cranes, Forklifts	9	8
Building Construction	420	Generator Sets, Tractors/Loaders/Backhoes, Welders, Pavers	7	8
Paving	20	Paving Equipment, Rollers	4	8
Architectural Coating	30	Air Compressors	1	8

Source: Table 12, UC 2022a

Table 3-2, Regional Construction Emissions, presents the air pollutant emissions from all construction activities during both the summer and winter months, and compares the maximum daily emissions for each criteria pollutant to the SCAQMD's daily thresholds for those pollutants to determine if there will be any significant air quality impacts during construction. It should be noted the table includes emissions from all construction activities, including site preparation, grading, building construction, paving; architectural coatings, and construction workers commuting to and from the job site. Table 3-2 demonstrates Project

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emissions will be below the SCAMQD thresholds so the Project will have no significant construction-related air quality impacts and no mitigation is required.

**Table 3-2
Regional Construction Emissions**

Timeframe	Emissions (lbs/day) ¹					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2023	4.31	41.10	34.50	0.06	4.90	2.85
2024	2.20	13.80	28.90	0.03	2.99	1.09
Winter						
2023	4.99	47.10	39.20	0.06	8.43	5.07
2024	55.10	13.90	25.40	0.03	2.99	1.08
2025	55.10	1.40	3.55	< 0.005	0.50	0.14
Maximum Daily Emissions	55.10	47.10	39.20	0.06	8.43	5.07
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

¹ Source: Table 3, UC 2022a PM₁₀ and PM_{2.5} emissions reflect 3x daily watering per SCAQMD Rule 403 for fugitive dust.

Operational Impacts

Operational or occupancy activities associated with the Project would result in emissions of CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5}. Operational-related emissions are expected from the following primary sources - area source emissions, energy source emissions, and mobile source emissions. The Project related operational air quality impacts are mainly from vehicle trips generated by the Project. Trip characteristics from the "Village at Junipero Vehicle Miles Traveled (VMT) Screening Evaluation" (UC 2022b) and the Traffic Impact Assessment (TIA) prepared for the Project (UC 2023) were utilized in this analysis. The estimated operation-source emissions from the Project are summarized in **Table 3-3, Regional Operational Emissions**.

**Table 3-3
Regional Operational Emissions**

Sources	Emissions (lbs/day) ¹					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Mobile Sources	6.87	6.21	56.4	0.13	4.6	0.89
Area Sources	7.34	3.72	15.1	0.02	0.29	0.3
Energy Sources	0.06	1.03	0.44	0.01	0.08	0.08
Total Maximum Daily Emissions	14.27	10.96	71.94	0.16	4.97	1.27
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Winter						
Mobile Sources	6.39	6.65	47.6	0.13	4.6	0.89
Area Sources	6.12	3.58	1.52	0.02	0.29	0.29

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Energy Sources	0.06	1.03	0.44	0.01	0.08	0.08
Total Maximum Daily Emissions	12.57	11.26	49.56	0.16	4.97	1.26
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Table 4, UC 2022a

As shown on Table 3-3, operational-source emissions would not exceed the applicable SCAQMD regional thresholds for emissions of any criteria pollutant so impacts would be less than significant and no mitigation is required.

Cumulative Impacts

As previously stated, the SCAQMD has determined that any projects within the Basin that have daily emissions that do not exceed any of the indicated thresholds are considered to have less than significant air quality impacts on both an individual and cumulative basis. Tables 3-2 and 3-3 demonstrate the Project's air pollutant emissions during construction and operation will not exceed the SCAQMD's thresholds. Therefore, the Project will not make a significant contribution to any cumulatively considerable air quality impacts, and no mitigation is required.

c) Less Than Significant Impact. Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, and individuals with pre-existing respiratory or cardiovascular illness. Structures that house these persons or places where they gather are defined as "sensitive receptors". These structures typically include uses such as residences, hotels, and hospitals where an individual can remain for 24 hours.

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs). The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice² Initiative I-43. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

Receptors in the Project study area are described below. All distances are measured from the Project site boundary to the outdoor living areas (e.g., backyards) or at the building façade, whichever is closer to the Project site. The closest sensitive receptors are shown on **Exhibit 10, Sensitive Receptor Locations**.

- Receptor R1 represents the existing residence at 27151 Settlement Street, approximately 89 feet north of the Project site.
- Receptor R2 represents the residence at 27299 Stonehurst Road, approximately 185 feet east of the Project site.
- Receptor R3 represents the school (Boulder Ridge Elementary) at 27327 Junipero Road, approximately 102 feet west of the Project site.
- Receptor R4 represents the existing residence at 27250 Buckaroo Circle, approximately 61 feet west of the Project site.

² The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD defines Environmental Justice as "...equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution."

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Exhibit 10
Sensitive Receptor Locations



LEGEND:

[Red dashed line] Site Boundary

[Blue dot] Receptor Locations

—● Distance from receptor to Project site boundary (in feet)

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Consistent with the LST Methodology, the nearest land use where an individual could remain for 24 hours to the Project site has been used to determine construction and operational air quality impacts for emissions of PM₁₀ and PM_{2.5}, since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time.

Construction Impacts

Table 3-4, Localized Construction Impacts, identifies the localized impacts at the nearest receptor location in the vicinity of the Project. For analytical purposes, emissions associated with peak site preparation and grading activities are considered for purposes of LSTs since these phases represent the maximum localized emissions that would occur. Any other construction phases of development that overlap would result in lesser emissions and consequently lesser impacts than what is disclosed herein. As shown in Table 3-4, emissions resulting from the construction will not exceed the daily thresholds of significance established by the SCAQMD for any criteria pollutant. Thus, a less than significant impact would occur for localized Project-related construction-source emissions and no mitigation is required.

**Table 3-4
Localized Construction Impacts**

Onsite Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation				
Maximum Daily Emissions	47.00	38.00	8.19	5.02
SCAQMD Localized Threshold	220	1,230	10	6
Threshold Exceeded?	No	No	No	No
Grading				
Maximum Daily Emissions	40.90	32.70	4.63	2.78
SCAQMD Localized Threshold	237	1,346	11	7
Threshold Exceeded?	No	No	No	No

Source: Table 5, UC 2022a

Operational Impacts

The proposed Project is located on approximately 17.8 acres, and the total development is proposed to consist of 240 market-rate apartments (multifamily (low-rise, 2-3 floors) residential units. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed Project does not include such uses, and thus, due to the lack of significant stationary source emissions, no LST analysis is needed for operations or occupancy-related impacts.

CO “Hotspots”

The *Air Quality Study* determined the Project would not result in potentially adverse CO concentrations or “hot spots” and that detailed modeling of Project-specific CO “hot spots” was not needed to reach that conclusion. An adverse CO concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur which would not occur in this case due to the amount of traffic on local roadways and the amount of traffic expected from the proposed Project (UC 2022a, 2023).

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d) Less Than Significant Impact. Heavy-duty equipment in the Project area during construction will emit odors, however, the construction activity would cease to occur after individual construction is completed. The Project is required to comply with SCAQMD Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property (see **Standard Condition SC-AQ-2**) which is considered regulatory compliance and not unique project mitigation under CEQA.

Land uses that commonly receive odor complaints include agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The proposed Project does not contain land uses that would typically be associated with significant odor emissions.

The Project is residential in nature, so Project-related odors are not expected to meet the criteria of being a nuisance. The vehicle trips generated by the Project would occur throughout the day, so the exhaust would not be heavily concentrated for extended periods. For the reasons outlined above, potential air quality impacts of the Project will be less than significant and no mitigation is required.

Standard Conditions and Regulatory Requirements

SC-AQ-1: The Project shall comply with SCAQMD Rules (that are currently applicable during construction activity and operations for this Project) including but not limited to:

- Rule 1113 (Architectural Coatings);
- Rule 403 (Fugitive Dust); and
- Rule 1186 / 1186.1 (Street Sweepers).
- Rule 461 (Gasoline Transfer and Dispensing)

More specifically, the following shall apply to the Project:

- All construction equipment shall be maintained in proper tune.
- All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five minutes or longer.
- Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
- The use of heavy construction equipment shall be suspended during first stage smog alerts.
- “Clean diesel” equipment shall be used when modified engines (catalyst equipped, or newer Moyer Program retrofit) are available at a reasonable cost.
- The Project must follow SCAQMD rules and requirements with regards to fugitive dust control, which include but are not limited to the following:
 - All active construction areas shall be watered two (2) times daily.
 - All haul trucks shall be covered or shall maintain at least two (2) feet of freeboard.
 - All unpaved parking or staging areas shall be paved or watered a minimum of two (2) times daily.
 - Speed on unpaved roads shall be reduced to less than 15 mph.
 - Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 - Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.

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- All operations on any unpaved surface shall be suspended if winds exceed 25 mph.
- Carpooling shall be encouraged for construction workers.
- Any dirt hauled off-site shall be wet down or covered.
- Access points shall be washed or swept daily.
- Construction sites shall be sandbagged for erosion control.
- The Project shall comply with all SCAQMD Rule 461 requirements regarding gasoline transfer and dispensing.

SC-AQ-2: The Project shall comply with SCAQMD Rule 402 during construction and operations, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation Measures: None required or recommended.

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

Sources: *Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Proposed Village at Junipero Project, City of Menifee.* ELMT Consulting. Original dated April 1, 2020, updated October 16, 2022 (*MSHCP Report*, Appendix B); *GPEIR* (Chapter 5.4, *Biological Resources*); *General Plan*; *Map My County* (Appendix A); Exhibit 2, Vicinity Map, Exhibit 3, Site Photos; Section 9.200.030 of the Menifee Municipal Code (Tree Preservation Regulations); and Western Riverside County Multiple Species Habitat Conservation Plan Interactive Maps.

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-8: Protected biological resources, especially sensitive and special status wildlife species and their natural habitats.

Policy OSC-8.1: Work to implement the Western Riverside County Multiple Species Habitat Conservation Plan in coordination with the Regional Conservation Authority.

Policy OSC-8.2: Support local and regional efforts to evaluate, acquire, and protect natural habitats for sensitive, threatened, and endangered species occurring in and around the City.

Policy OSC-8.4: Identify and inventory existing natural resources in the City of Menifee.

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Policy OSC-8.5: Recognize the impacts new development will have on the City's natural resources and identify ways to reduce these impacts.

Policy OSC-8.8: Implement and follow MSHCP goals and policies when making discretionary actions pursuant to Section 13 of the Implementing Agreement.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant with Mitigation Incorporated. A detailed biological resource assessment was prepared for the Project site in 2020 and was updated in August 2022 (*MSHCP Report*). Based on the final Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP adopted June 17, 2003), the Project site is not located within a Cell, a Cell Group, or Sub-Unit of the Sun City/Menifee Valley Area Plan. In addition, the Project site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands or MSHCP Public/Quasi-Public Conserved Lands (ELMT 2022). The site has been completely disturbed and currently supports only non-native grassland vegetation.

Records indicate the site has been vacant and undeveloped as far back as 1901. There is no visible evidence of natural drainage features, vernal pools, or other wetland features on the Project site now or in the recent past, based on site reconnaissance and a review of historical aerial photographs. No riparian vegetation, standing water, or other sign of areas that pond water (e.g., depressions, mud cracks, tire ruts, drainages, etc.) were observed on the Project site and there are no features present that would support fairy shrimp or other plant or animal species typical of vernal pools. The *MSHCP Report* concluded the Project would not affect any resources under the jurisdiction of the U.S. Army Corps of Engineers (ACE), California Department of Fish and Wildlife (CDFW), or U.S. Fish and Wildlife Service (USFWS) so no mitigation is required, and no subsequent jurisdictional permitting is needed.

The *MSHCP Report* identified 17 special-status plant species, 50 special-status wildlife species, and two (2) special-status habitats as having potential to occur within the Project area (i.e., Romoland USGS quadrangle). Special-status plant and wildlife species were evaluated for their potential to occur within the Project site based on their habitat requirements, availability and quality of suitable habitat, and known distribution of each species. Based on habitat requirements for specific special-status plant species and the availability and quality of habitats needed by each species, the *MSHCP Report* concluded the Project site does not provide suitable habitat for special-status plant species known to occur in the area and they are therefore presumed to be absent. The report also found the site contained no evidence of special status plant communities that have been found in the surrounding region, Southern Coast Live Oak Riparian Forest and Southern Cottonwood Willow Riparian Forest.

Based on habitat requirements for specific species and the availability and quality of onsite habitats, the *MSHCP Report* determined the Project site has a moderate potential to support Cooper's hawk (*Accipiter cooperii*), and sharp-shinned hawk (*Accipiter striatus*); and a low potential to support great egret (*Ardea alba*), burrowing owl (*Athene cunicularia*), white-tailed kite (*Elanus leucurus*), and California horned lark (*Eremophila alpestris actia*). It determined the Project site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area since the site has been repeatedly and heavily disturbed by weed abatement/fire management practices and surrounding development (homes to the east, a school to the west).

The site is within the designated survey area for burrowing owl which is a California Species of Special Concern. A focused survey found no evidence of the species or its habitat being present onsite. Despite the lack of evidence, the *MSHCP Report* recommended a 30-day pre-construction survey for burrowing owl be conducted on the site due to the rapidity at which this species can inhabit a site using existing small mammal

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burrows. **Mitigation Measure MM-BIO-1** is therefore recommended to prevent any significant impacts to this species.

The report also found no “Critical Habitat” as designated by the USFWS for any listed species in the surrounding region. The closest designated Critical Habitat is located approximately 3.6 miles northwest of the Project site for spreading navarretia (*Navarretia fossalis*) and thread-leaved brodiaea (*Brodiaea filifolia*) along the San Jacinto River, and approximately 4.1 miles southeast of the Project site for coastal California gnatcatcher (*Polioptila californica*). Therefore, no loss or adverse modification of Critical Habitat will occur as a result of the proposed Project and consultation with the USFWS will not be required.

The site has been completely and regularly disturbed for many years and has experienced regular human activity. However, to ensure no impacts to the six listed or otherwise sensitive species, **Mitigation Measure MM-BIO-2** will be imposed which requires a pre-construction nesting bird clearance survey be conducted prior to ground disturbance.

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711), which make it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey. The Project site does not contain any trees at present but the areas in the immediate vicinity of the Project contain trees, shrubs, and grasslands that provide suitable nesting habitat for a number of bird species known to nest in the Project area. Given the level of ongoing disturbance to the site, the only species that could utilize the site would be song or passerine birds although raptors also may occasionally forage and perch on utility poles or wires to survey the nearby vacant agricultural fields to the east, north, and west. As outlined above, **Mitigation Measure MM-BIO-2** will be imposed which requires a nesting bird survey be conducted prior to any grading or disturbance of the site.

Based on available information, the Project will not 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 CDFW or USFWS. Impacts will be less than significant with implementation of the recommended **Mitigation Measures MM-BIO-1 and MM-BIO-2** for potential impacts to burrowing owl and nesting birds.

b) No Impact. According to the *MSHCP Report*, the Project site has no visible evidence of natural drainage features, vernal pools, or other wetland features now or in the recent past, based on site reconnaissance and a review of historical aerial photographs. There are no other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act present on the site (e.g., rivers, open waters, swamps, marshes, bogs, fens, etc.). In addition, the report indicated the site had been repeatedly disturbed and did not contain any important habitat or physical conditions that would support listed or otherwise sensitive species. As a result, there is no riparian vegetation or other sensitive habitat either on or adjacent to the site.

Therefore, implementation of the Project will not 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 CDFW or USFWS. No impacts will occur and no mitigation is required.

c) No Impact. The ACE, under Section 404 of the Federal Clean Water Act, regulates discharges of dredged or fill material into “waters of the United States.” These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a connection to interstate or foreign commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce) or it may be indirect through a connection identified in ACE regulations. The ACE typically regulates as non-wetland waters of the U.S. any body of water displaying an ordinary high-water mark. In order to be considered a jurisdictional wetland under Section 404, an area must possess hydrophytic vegetation, hydric soils, and wetland hydrology.

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The CDFW, under Sections 1600 et seq. of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams. A stream is defined by the presence of a channel bed and banks, and at least an occasional flow of water. The CDFW also regulates habitat associated with the streambed, such as wetland, riparian shrub, and woodlands.

The Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the Clean Water Act, through water quality certification of any activity that may result in a discharge to jurisdictional waters of the U.S. The RWQCB may also regulate discharges to “waters of the State,” including wetlands, under the California Porter-Cologne Water Quality Control Act.

The *MSHCP Report* states there are no natural drainage features, vernal pools, or other wetland features on Project site now or in the recent past, based on site reconnaissance and a review of historical aerial photographs. Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the Project site (e.g., rivers, open waters, swamps, marshes, bogs, fens, etc.).

Therefore, implementation of the Project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impacts will occur and no mitigation is required.

d) Less Than Significant with Mitigation Incorporated. As discussed previously, the Project site contains no drainage or water features, so it supports no fish species. According to the *MSHCP*, the site also does not contain any wildlife movement corridors or nursery sites, nor does the immediate surrounding area.

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which make it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey. The Project site does not currently contain any trees but the lands in the immediate vicinity do contain some trees, shrubs, and grasslands that can provide suitable nesting habitat for a number of migratory bird species.

Impacts to nesting bird species must be avoided at all times. The period from approximately February 1 to August 31 is the expected breeding season for bird species occurring in the Project area, including raptors. Under **Mitigation Measure MM-BIO-2**, if Project activity or vegetation removal must be initiated during the breeding season, a qualified biologist must check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented. With the implementation of **Mitigation Measure MM-BIO-2**, impacts to nesting birds will be less than significant.

Despite the lack of evidence, the *MSHCP Report* recommended a 30-day pre-construction survey for burrowing owl be conducted on the site due to the rapidity at which this species can inhabit a site using existing small mammal burrows. **Mitigation Measure MM-BIO-1** is therefore recommended to prevent any significant impacts to this species.

With implementation of **Mitigation Measures MM-BIO-1 and MM-BIO-2**, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

e) Less Than Significant Impact. The Project site is disturbed and currently supports only non-native grassland vegetation. It contains no trees so would not result in any potential impacts from tree removal, so the Project does not need to comply with the “Tree Preservation Regulations” found in Section 9.200.030 of the Menifee Municipal Code (MMC) prior to grading. According to MMC, a developer “shall preserve in place

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or relocate appropriately healthy native species to the extent practical (i.e., the larger the tree, the more preservation in place shall be considered). Existing healthy trees with a 6-inch or larger trunk diameter measured at 4 feet from the surrounding grade shall be replaced at a three-to-one ratio if removed, in addition to any other new tree installation required. Existing healthy trees with a 6-inch or larger trunk diameter measure at 4 feet from the surrounding grade which are retained onsite can be credited toward the Projects tree installation requirements at a one-to-two ratio (one tree saved equals a two-tree credit toward the required installation of new trees). As previously stated, the site does not contain any trees so this measure does not need to be implemented.

Therefore, the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Impacts will be less than significant and no mitigation is required.

f) Less Than Significant with Mitigation Incorporated. The *MSHCP Report* indicates that, according to the final Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP adopted June 17, 2003), the Project site is not located within a Cell, a Cell Group, or Sub-Unit of the Sun City/Menifee Valley Area Plan. In addition, the Project site is not located within or along the boundaries of the Western Riverside County RCA Conserved Lands or MSHCP Public/Quasi-Public (PQP) Conserved Lands. The discussion under Threshold IV.a above, the proposed Project is consistent with all applicable requirements of the MSHCP and does not require any special studies.

The Project site is not located within an area that has been identified in the MSHCP where conservation potentially needs to occur. A Habitat Acquisition and Negotiation Strategy (HANS) Application will not be required by the City of Menifee Community Development Department pursuant to the MSHCP and the City's General Plan. Conservation Element makes no reference to the Project site or immediate surrounding area. The Project is consistent with Section 6.1.1 of the MSHCP (see Threshold IV.a above). In addition, the Project site contains no drainage features, jurisdictional drainages, vernal pools, riparian/riverine areas, wetlands, ponds or other features that would fall under MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The site has been completely disturbed in recent years and there is no potential for listed or otherwise sensitive or protected plant species to be present. Therefore, the Project is consistent with MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species) and is not located within a Narrow Endemic Plant Species Survey Area. The Project site is also not located at an Urban/Wildlands Interface so MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface) does not apply to this site.

Based on Figures 6-2 (Criteria Area Species Survey Areas), 6-3 (Amphibian Species Survey Areas), 6-4 (Burrowing Owl Survey Areas), and 6-5 (Mammal Species Survey Areas) of the MSHCP, the Project site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species. Also, the Project site is not located in a Special Linkage Area.

As outlined in Section 6 of the MSHCP, "Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under CEQA, the National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP."

The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. All building permit applicants may pay their Western Riverside County MSHCP mitigation fees at any time after having

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an approved land development permit for the City of Menifee Planning Division (ex: conditional use permit, public use permit, plot plan) and have also paid for building permit plan review or permit fees. Payment of this fee is included as **Standard Condition SC-BIO-1** and is not considered unique mitigation under CEQA.

The proposed Project site is located within the boundary of the adopted Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. The proposed Project is located within the SKR HCP area and will be required to comply with applicable provisions of this plan, specifically, payment of fees. Payment of this fee is a standard condition (**Standard Condition SC-BIO-2**) and is not considered unique mitigation under CEQA.

Finally, the *MSHCP Report* recommended a 30-day pre-construction survey for burrowing owl be conducted on the site due to the rapidity at which this species can inhabit a site using existing small mammal burrows. **Mitigation Measure MM-BIO-1** is therefore recommended to prevent any significant impacts to this species.

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Adherence to **Standard Conditions SC-BIO-1** and **SC-BIO-2** and **Mitigation Measures MM-BIO-1** and **MM-BIO-2** will ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and mitigation measures.

Standard Conditions and Regulatory Requirements

SC-BIO-1 **MSHCP Fee.** Prior to the issuance of a building permit, the Project applicant shall pay the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (established to provide mitigation for biological impacts from projects within the MSHCP area).

SC-BIO-23 **SKR Fee.** Prior to the issuance of a grading permit, the Project applicant shall pay the SKR Fee (established to provide mitigation for impacts to the SKR from projects within the SKR Fee area).

Mitigation Measures:

MM-BIO-1 **Burrowing Owl Survey.** A pre-construction survey for burrowing owl (BUOW) shall be conducted no more than 3 days prior to commencement of Project-related ground disturbance to verify that BUOW remain absent from the Project area.

If active nests are identified on an implementing Project site during the pre-construction survey, the nests shall be avoided, or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season.

If burrowing owls occupy any implementing Project site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the City Planning Department and the CDFW. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure

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owls have left the burrow. Artificial burrows shall be provided nearby. The implementing Project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

The CDFW shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation. If avoidance is infeasible, then a DBESP would be required, including associated relocation of burrowing owls. If conservation is not required, then owl relocation would still be required following accepted protocols. Take of active nests would be avoided, so it is strongly recommended that any relocation occur outside of the nesting season.

MM-BIO-2 Nesting Bird Survey. If grading or site disturbance including demolition of existing structures is to occur during the nesting season (February 15 – August 31), a nesting bird survey (including raptors) shall be conducted within ten (10) days prior to grading permit issuance or any site clearing or demolition. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, shall be established and observed. The biologist shall prepare a final letter report that shall be submitted to the City of Menifee Community Development Department for review and approval.

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

Sources: *Phase I Cultural Resources Assessment (CRA), The Village at Menifee*. CRM TECH (CRMT), original dated March 4, 2015, updated September 30, 2022 (Appendix C); *Phase I and Limited Phase II Environmental Site Assessment on Three Parcels Located Northeast of the Intersection of Junipero Road and McCall Boulevard, Menifee, CA*. Lilburn Corporation, December 2014 (Appendix E); General Plan; and Map My County (Appendix A).

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-5: Archaeological, historical, and cultural resources that are protected and integrated into the City's built environment.

Policy OSC-5.1: Preserve and protect significant archeological, historic, and cultural sites, places, districts, structures, landforms, objects and native burial sites, and other features, such as Ringing Rock and Grandmother Oak, consistent with state law.

Policy OSC-5.3: Preserve sacred sites identified by the Pechanga Band of Luiseño Indians and Soboba Band of Luiseno Indians, such as tribal burial grounds, by avoiding activities that would negatively impact the sites.

Policy OSC-5.5: Establish clear and responsible practices to identify, evaluate, and protect previously unknown archeological, historic, and cultural sites, following CEQA and NEPA procedure.

Analysis of Project Effect and Determination of Significance:

a) No Impact. In California, the so-called "historic period" began in 1769 when a Spanish expedition from Mexico founded Mission San Diego. For several decades colonization activities were confined to the coastal regions, although the first explorers, including Pedro Fages and Juan Bautista de Anza, traveled through the Perris and San Jacinto Valleys as early as 1772-1774. However, due to its isolation, no Europeans are known to have settled in the Perris Valley until the beginning of the 19th century. The valley was nominally under the control of Mission San Luis Rey near present-day Oceanside which was established in 1798. After secularization of the mission system in the 1830s, the Mexican government issued several large land grants in what now is southwestern Riverside County. However, the area around the Project site was not included in any of these grants and remained public land when the U.S. annexed California in 1848.

Around 1880, S. Menifee Wilson located a gold quartz mine about eight miles south of present-day Perris and named it the Menifee Quartz Lode. The area around the mine thus came to be known as the Menifee Valley. By the time Riverside County was created in 1893, Menifee had become an important grain- and hay-growing area. Menifee continued as a farming and mining community well into the 20th century. In recent

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decades residential and commercial development has become the driving force in regional growth. In October 2008, Menifee incorporated as the 26th city in Riverside County.

The Project area apparently remained unsettled and undeveloped, except perhaps as agricultural fields, throughout much of the European historic period, and the only man-made features noted prior to the 1970s were a few roads through the area.

According to Public Resources Code (PRC) §5020.1(j), “historical resource” includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

There are no buildings or facilities on the Project site that would satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines. The Project site is also not listed with the State Office of Historic Preservation or the National Register of Historic Places. Therefore, the proposed Project will not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5. No impacts will occur and no mitigation is required.

b) Less Than Significant Impact. A CRA was prepared for the Project site in 2015 and updated in 2022. The original CRA included a historical/archaeological resources records search, focused historical background research, contact with Native American tribal representatives, and an intensive-level field survey. The updated CRA included review of current site conditions, more recent studies, and the most current information from Native American consultations.

Human occupation in what is now the State of California began 8,000 to 12,000 years ago and long predated European contact, including in the Project area. The Perris Valley has long been a part of the homelands of the Luiseño Indians, a Takic-speaking people whose territory extended from present-day Riverside to Escondido and Oceanside. The name of the group derives from Mission San Luis Rey which held jurisdiction over most of the traditional Luiseño territory during the Spanish mission period. Luiseño history, as recorded in traditional songs, tells the creation story from the birth of the first people, the *kaamalam*, to the sickness, death, and cremation of *Wiyoot*, the most powerful and wise one, at Lake Elsinore. According to available research, each Luiseño lineage possessed a permanent base camp or village on the valley floor and another in the mountain regions for acorn collection. Luiseño villages were made up of family members and relatives, where chiefs of the village inherited their rank and each village owned its own land. Villages were usually located in sheltered canyons or near year-round sources of freshwater, always near subsistence resources.

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When Spanish colonization of Alta California began in 1769, the Luiseño had approximately 50 active villages with an average population of 200 each. Some of the villages were forcefully moved to the Spanish missions, while others were largely left intact. Ultimately, Luiseño population declined rapidly after European contact because of diseases and harsh living conditions at the missions. After the American annexation of Alta California, almost all of the remaining Luiseño villages were displaced and their occupants eventually removed to the various reservations. Today, the nearest Native American groups of Luiseño heritage live on the Soboba, Pechanga, and Pala Indian Reservations.

The 2015 CRA found a prehistoric isolate in a fallow agricultural field that had recently been cleared, near the western Project boundary. The isolate consisted of a single obsidian flake which was designated 33-024087 in the California Historical Resources Inventory. The CRA stated that by definition, the isolate did not qualify as an archaeological site due to the lack of contextual integrity and therefore it was not considered a potential “historical resource,” and required no further evaluation under CEQA. The 2022 updated CRA determined these results were still accurate and applicable to the Project site. No other cultural resources, either historic or prehistoric in origin, were encountered during the 2015 CRA or 2022 CRA Update. (CRMT 2022).

The CRA indicated that the Project site had been previously surveyed for cultural resources (in 2003 and 2008) but no onsite resources were found (CRMT 2022). The 2022 field inspection did not re-locate the offsite Isolate 33-024087, nor were any other historical/archaeological resources encountered. Within a one-mile radius, the 2015 CRA found that more than 30 cultural studies had been reported to the Eastern Information Center (EIC) and 21 historical/archaeological sites have been recorded within this one-mile radius area. However, the CRA concluded that none of these sites were in the immediate vicinity of the Project site and do not require any further consideration regarding development of this site. This conclusion is supported by the 2022 update of the CRA (CRMT 2022).

As outlined above, General Plan goals and policies are in place to preserve and protect archaeological and historic resources and cultural sites, places, districts, structures, landforms, objects and native burial sites, traditional cultural landscapes and other features, consistent with state law and any laws, regulations or policies which may be adopted by the City (OCS-5.1). The City also requires development projects to implement a number of Standard Conditions of Approval to protect cultural resources that may be unearthed during excavation/grading.

in the event that archaeological materials are uncovered during ground-disturbing activities, **Standard Conditions SC-CUL-1** through **SC-CUL-8** shall be implemented to reduce potentially significant impacts to previously undiscovered archaeological resources that may be accidentally encountered during Project implementation to a less than significant level. **SC-CUL-1** requires non-disclosure of Native American human remains. **SC-CUL-2** pertains to procedures required due to any inadvertent finds during ground disturbance activities. **SC-CUL-3** pertains to procedures for final disposition of inadvertent discoveries and requires that the archaeological monitor prepare a final report at the conclusion of archaeological monitoring. **SC-CUL-4** requires that a qualified archaeological monitor be present during all construction activities. **SC-CUL-5** requires the presence of Pechanga Tribal monitors during all ground disturbing activities. **SC-CUL-6** requires the presence of Soboba Tribal monitors during all ground disturbing activities. **SC-CUL-7** requires the procedures for the preparation of a Phase II and Phase IV archaeological report if necessary. **SC-CUL-8** is required to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation to a less than significant level.

Based on this analysis, the Project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. With implementation of **Standard Conditions SC-CUL-1** through **SC-CUL-8**, impacts will be less than significant, and no mitigation is required.

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c) Less Than Significant Impact Records indicate the Project site has not been developed as far back as 1901 (Lilburn 2014). While it is possible the site may have been used over the years for grazing or dry farming, there is no evidence of having found human remains or cemeteries on or adjacent to the site. However, this does not preclude the existence of previously unknown human remains located below the ground surface, which may be encountered during grading associated with the Project. Local Native American tribal representatives have indicated in the past it is possible to encounter buried human remains during any ground disturbance given the proven prehistoric occupation of the region, the identification of multiple surface archaeological resources within one mile of the Project site, and the favorable natural conditions that would have attracted prehistoric inhabitants to the area.

Standard Condition SC-CUL-8 is required to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation to a less than significant level. This condition requires that in the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary.

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the Project area shall also be subject to consultation between appropriate representatives from that group and the Community Development Director. The Project will not disturb any human remains, including those interred outside of formal cemeteries. Implementation of **Standard Condition SC-CUL-8** and compliance with the above-referenced state laws will reduce potential impacts to less than significant levels and no mitigation is required.

Standard Conditions and Regulatory Requirements

SC-CUL-1 (Non-Disclosure of Location Reburials) It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

SC-CUL-2 (Inadvertent Archeological Find) If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).

- i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal

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representative(s) and the Community Development Director to discuss the significance of the find.

- ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- iii. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
- iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through Project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.
- v. If the find is determined to be significant and avoidance of the site has not achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.
- vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the Project Archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council."

SC-CUL-3

(Cultural Resources Disposition) In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Menifee Community Development Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
 - ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV

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Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

- iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

SC-CUL-4 (Archeologist Retained) Prior to issuance of a grading permit the Project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the Project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- a. Project grading and development scheduling;
- b. The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate

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protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; and

- c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

SC-CUL-5 (Native American Monitoring [Pechanga]) Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseño Mission Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the Project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

SC-CUL-6 (Native American Monitoring [Soboba]) Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the Project to the Community Development Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

SC-CUL-7 (Archeology Report - Phase III and IV) Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

SC-CUL-8 (Human Remains) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then

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make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation Measures: None required or recommended.

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

Sources: *General Plan*; *GPEIR* (Chapter 5.17, *Utilities and Service Systems*); *Village at Junipero, Air Quality, GHG, and Energy Assessment, City of Menifee*. Urban Crossroads (UC). Original dated February 4, 2015, Updated November 4, 2022 (Appendix D); *Village at Junipero Vehicle Miles Travelled (VMT) Memorandum, Urban Crossroads, 11-9-22 (VMT Memo, Appendix H)*; Southern California Edison. Schedule D Domestic Service. *Regulatory Information - Rates Pricing*. [Online]
https://library.sce.com/content/dam/sce-doclub/public/regulatory/tariff/electric/schedules/residential-rates/ELECTRIC_SCHEDULES_D.pdf

California Department of Transportation. EMFAC Software.
<http://www.dot.ca.gov/hq/env/air/pages/emfac.htm>

State of California. Title 24, Part 6, of the California Code of Regulations. *California's Energy Efficiency Standards for Residential and Nonresidential Buildings*. <http://www.energy.ca.gov/title24/>

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-4: Efficient and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.

Policy OSC-4.1: Apply energy efficiency and conservation practices in land use, transportation demand management, and subdivision and building design.

Policy OSC-4.2: Evaluate public and private efforts to develop and operate alternative systems of energy production, including solar, wind, and fuel cell.

Policy OSC-4.3: Advocate for cost-effective and reliable production and delivery of electrical power to residents and businesses throughout the community.

Goal LU-3: A full range of public utilities and related services that provide for the immediate and long-term needs of the community.

Policy LU-3.1: Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.

Policy LU-3.2: Work with utility provides to increase service capacity as demand increases.

Policy LU-3.3: Coordinate public infrastructure improvements through the City's Capital Improvement Program.

Policy LU-3.4: Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.

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Policy LU-3.5: Facilitate the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Menifee.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. There are many different types and sources of energy produced and consumed in the United States. The U.S. Energy Information Administration (EIA) categorizes energy by primary and secondary sources, renewable and nonrenewable sources, and by the different types of fossil fuels. Primary energy is captured directly from natural resources and includes fossil fuels, nuclear energy, and renewable sources of energy. Electricity is a secondary energy source that results from the transformation of primary energy sources. A renewable energy source includes solar energy from the sun, geothermal energy from heat inside the earth, wind energy, biomass from plants, and hydropower from flowing water. Nonrenewable energy sources include petroleum products, hydrocarbon gas liquids, natural gas, coal, and nuclear energy. Fossil fuels are non-renewable resources formed by organic matter over millions of years and include oil, coal and natural gas.

Construction Impacts

Heavy-duty construction equipment associated with grading, installation of utilities, paving, and building construction would include Graders, Excavator, Rubber Tired Dozers, Tractors/ Loaders/ Backhoes, Cranes, Forklifts, Generator Sets, Tractors/ Loaders/ Backhoes, Welders, Pavers, Paving Equipment, Rollers, and Air Compressors. The majority of the equipment would likely be diesel-fueled; however, smaller equipment, such as air compressors and forklifts may be electric, gas, or natural gas-fueled. For the purposes of this assessment, it is assumed that the construction equipment would be diesel-fueled, due to the speculative nature of specifying the amounts and types of non-diesel equipment that might be used, and the difficulties in calculating the energy, which would be consumed by this non-diesel equipment.

Fuel consumed by construction equipment would be the primary energy resource expended over the course of project construction based on equipment schedules, equipment power ratings, load factors, and associated fuel consumption estimates. The *AQ/GHG Analysis* indicates that onsite construction equipment would consume 54,288 gallons of diesel fuel while workers traveling to and from the site would consume a total of 51,307 gallons of gasoline (Tables 12 and 13, UC 2022a). In addition, construction vendor trips will consume an estimated 13,571 gallons of diesel fuel (Table 14, UC 2022a).

Construction equipment use of fuel would be typical for the construction, there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. CCR Title 13, Title 13, Motor Vehicles, section 2449(d)(3) limits idling times of construction vehicles to 5 minutes, eliminating wasteful consumption of fuel from unproductive idling. Best Available Control Measures (BACMs) inform construction equipment operators of this requirement.

Electricity used during construction to provide temporary power for lighting and electronic equipment (e.g., computers, etc.) inside temporary construction trailers and for outdoor lighting would generally not result in a substantial increase in on-site electricity use. Electricity use during construction would be variable depending on lighting needs and the use of electric-powered equipment and would be temporary for the duration of construction activities. Thus, electricity use during construction would not be wasteful, inefficient or unnecessary. Natural gas is not expected to be used during construction in any significant quantities and is not included in the overall calculation of the Project's natural gas consumption. With regulatory compliance, construction-related energy Impacts of the Project will be less than significant and no mitigation is required.

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Operational Impacts

The daily occupancy or operation of the Project would generate a demand for electricity, natural gas, and water supply, as well as generating wastewater requiring conveyance, treatment and disposal off-site, and solid waste requiring off-site disposal. Southern California Edison is the electrical purveyor in the City of Menifee and would provide electricity to the Project. The Southern California Gas Company is the natural gas purveyor in the City which would provide natural gas to the Project.

The three (3) main types of energy expected to be consumed by the Project include electricity, natural gas, and petroleum products in the form of gasoline and diesel fuel. Energy usage for the proposed Project is calculated based on the *AQ/GHG Analysis*. Similar to air quality and GHG emission impacts, CalEEMod Version 2022.1 (CalEEMod) was used to calculate energy usage from Project construction and operational activities.

Electricity Consumption

Once occupied, the Project will use electricity for many different operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, electric vehicle charging, and parking lot lighting. Indirect electricity usage is also required to supply, distribute, and treat water and wastewater for the Project. Electricity will be provided through Southern California Edison. The *AQ/GHG Study* estimated the Project would consume approximately 1,805,404 kilo-Watt/Hours (kWh) of electricity each year (Table 16, UC 2022a).

Natural Gas Consumption

The Project will use natural gas for building heating and cooling, cooking and kitchen appliances and water heating. The *AQ/GHG Study* estimated Project occupancy would consume 4,072.9 cubic feet or 4,072,853 thousand British Thermal Units (kBtu) of natural gas each year (Table 16, UC 2022a).

Vehicle Fuels

The Project is expected to consume energy from the generation of operational auto and truck trips based on the proposed land use (i.e., 240 apartments). Vehicle trips are associated with residents, guests, delivery, service and maintenance vehicles, etc. traveling to and from the site. The CalEEMod output files in the appendices of the *Air Quality Study* indicate the Project will generate a total of 5,268,712 vehicle miles traveled (VMT) per year. Based on an overall average fleet fuel consumption rate of 22.2 miles per gallon, the Project would consume a total of 218,267 gallons of vehicle fuel per year (both gasoline and diesel). This amount of vehicular fuel represents a total of 29,985.7 million Btu per year consumed during Project operation. This estimate assumes the Project "fleet" would be comprised of 10 percent vehicles that consume diesel fuel and 90 percent vehicles that consume gasoline fuel. It also assumes one gallon of gasoline fuel equals 120,429 Btu and one gallon of diesel fuel equals 137,381 Btu.

Total Energy Consumption

The Project's total energy consumption is calculated in MBtu and shown in **Table 6-1, Total Project Energy Consumption**. Total Project energy consumption includes electricity, natural gas and petroleum usage during construction and operation and is equal to 123,857.6 MBtu in both short-term (construction) and long-term (annual occupancy) activities.

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**Table 6-1
Total Energy Consumption**

Activity	Individual Energy Consumption	Total Energy Consumption (Btu) ¹
Construction²		
Off-Road Equipment	54,288 gallons diesel fuel	7,458.1 MBtu
On-Road Vehicle Trips	51,307 gallons gasoline	6,178.9 MBtu
Vendor Trips	13,571 gallons diesel	1,864.4 kBtu
Operational³		
Electricity	1,805,404 kWh	6,160.2 MBtu
Natural Gas	3,927.5 cubic feet	4,072,853 kBtu
Petroleum Fuels	218,267 gallons	29,985.7 MBtu
TOTAL		123,857.6 MBtu

¹ kBtu = thousands of Btu MBtu = Millions of Btu

² Assumes all construction activity will occur within a one-year timespan.

1 gallon of gasoline = 120,429 Btu

1 gallon of diesel = 137,381 Btu

1 kWh of electricity = 3,412.1 Btu

1 cubic foot of natural gas = 1,037 Btu

³ Annual consumption

The Project will be required to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources. With this regulatory compliance, the Project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Project impacts will be less than significant and no mitigation is required.

Based on a review of the Menifee General Plan EIR, the proposed Project, which is consistent with the City's General Plan Land Use Designation for the site, would fit within the context of the analysis of the electricity, natural gas, and other energy facility demands that were projected to occur at build-out of the City. As build-out of the City has not yet occurred, and the Project fits within the context of the City's planned development, the energy demanded by the proposed Project would not be inefficient, wasteful, or unnecessary as the City's General Plan EIR determined that development associated with build-out of the City would have a less than significant cumulative impact on energy resources and no mitigation is required.

b) Less Than Significant Impact. The Project will comply with the applicable Title 24 standards which will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary. Compliance with established regulatory requirements for construction and operational energy use would help the Project not waste energy or result in the unnecessary use of energy. Further, SCE is presently in compliance with State renewable energy supply requirements and SCE will supply electricity to the Project. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts will be less than significant and no mitigation is required.

Mitigation Measures: None required or recommended.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: *Geotechnical Engineering Investigation, The Village at Junipero Apartment Development, City of Menifee*, prepared by NorCal Engineering (NCE), original 2-9-2014 updated 12-20-2022 (*Geotechnical Report*, Appendix F1); *Soil Infiltration Study, Proposed Village at Junipero Apartment Development, City of Menifee*, prepared by NorCal Engineering (NCE), 12-3-2014 (Appendix F2); *General Plan*; and *GPEIR* (Chapter 5.6, *Geology and Soils*).

Applicable General Plan Policies:

Safety Element

Goal S-1: A community that is minimally impacted by seismic shaking and earthquake-induced or other geologic hazards.

Policy S-1.1: Require all new habitable buildings and structures to be designed and built to be seismically resistant in accordance with the most recent California Building Code adopted by the City.

Goal S-2: A community that has used engineering solutions to reduce or eliminate the potential for injury, loss of life, property damage, and economic and social disruption caused by geologic hazards such as slope

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

Policy S-2.1: Require all new developments to mitigate the geologic hazards that have the potential to impact habitable structures and other improvements.

Analysis of Project Effect and Determination of Significance:

a.i) Less Than Significant Impact. The Project is situated in Peninsular Range Geomorphic Province of Southern California which consists of numerous northwest to southeast-trending mountain ranges, valleys, and major active earthquake faults. The site is within the Perris Peneplain which is a broad valley bounded on three sides by mountain ranges. The geological composition beneath the Project site is representative of the region as a whole, with alluvial fans and terraces formed by local granitic bedrock decomposition.

According to the *Geotechnical Report*, the Project site is located in seismically active Southern California but is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the San Jacinto fault (Anza section) located approximately 6.2 miles northeast of the Project site (NCE 2022). Based on this information, implementation of the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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. Any impacts associated with rupture of a fault would be less than significant.

a.ii) Less Than Significant Impact. The entire Menifee area, including the proposed Project site, would be subject to ground shaking impacts should a major earthquake in the area occur. Potential impacts include injury or loss of life and property damage. The Project site is subject to strong seismic ground shaking as is virtually all of Southern California (NCE 2022).

Standard Condition SC-GEO-1 is required to reduce potentially significant impacts that could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking during Project implementation to a less than significant level. **SC-GEO-1** requires Project design to be subject to the seismic design criteria of the most recent edition of the California Building Code (CBC) as adopted by the City of Menifee. This is a standard condition (**SC-GEO-1**) and is not considered unique mitigation under CEQA. The 2016 CBC (California Code of Regulations, Title 24, Volume 2) contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake. A design earthquake is one with a two percent chance of exceedance in 50 years, or an average return period of 2,475 years. Adherence to these requirements would reduce the potential of the structure from collapsing during an earthquake, thereby minimizing injury and loss of life. Although structures may be damaged during earthquakes, adherence to seismic design requirements would minimize damage to property within the structure because the structure is designed not to collapse. The CBC is intended to provide minimum requirements to prevent major structural failure and loss of life. Relevant CBC seismic design parameters for the Project site are set forth in the *Geotechnical Report*.

Standard Condition SC-GEO-2 requires the Project to comply to recommendations listed in the *Geotechnical Report* to address strong seismic ground shaking and how it will reduce exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. This is a standard condition (**SC-GEO-2**) and is not considered unique mitigation under CEQA.

With adherence to **SC-GEO-1** and **SC-GEO-2**, implementation of the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Impacts related to ground shaking would be less than significant and no mitigation is required.

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a.iii) Less Than Significant Impact. Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the “Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California” and “Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California” requires liquefaction analysis to a depth of 50 feet below the lowest portion of a proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

According to the *Geotechnical Report* and *Map My County*, the Project site is in a “low” liquefaction hazard zone. This indicates that the area has not been subject to historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions do not indicate potential for permanent ground displacement such that mitigation as defined in Public Resources Code § 2693(c) would be required. Furthermore, the *Geotechnical Report* concluded that the proposed structures will be supported by compacted fill and competent alluvium, with groundwater at a depth of approximately 36 feet. As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials (NCE 2022).

Based on the above, implementation of the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic-related ground failure, including liquefaction. Impacts would be less than significant and no mitigation is required with regulatory compliance.

a.iv) No Impact. There are no steep slopes on or adjacent to the Project site. Therefore, landslides are not a design consideration. The closest steep slopes are located approximately 1,400 feet to the west, 16,000 feet to the southwest, and 1.3 miles to the east. In addition, the southwest extent of the Lakeview Mountains are located approximately 3 miles northeast of the Project site. Therefore, implementation of the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. There would be no impact and no mitigation is required.

b) Less Than Significant Impact. The Project site is located in southwestern Riverside County within the Peninsular Ranges Geomorphic Province (Province). Geologic units within the Province consist of granitic and metamorphic bedrock highlands and deep and broad alluvium filled valleys. Specifically, the site is located on an old alluvial fan emanating from the surrounding Lakeview Mountains. The site is underlain by older alluvial fan deposits observed underlying a relatively thin layer of topsoil. According to the *Geotechnical Report*, the Project site is primarily underlain by artificial fill and Quaternary alluvial materials of various ages. The report also indicated undocumented fill may be present although none was found in any of the onsite borings.

Based on the NRCS USDA Web Soil Survey, the Project site is underlain by the following soil units: Cienega rocky sandy loam (15 to 50 percent slopes), Exeter sandy loam (2 to 8 percent slopes, eroded), Exeter sandy loam (2 to 8 percent slopes, deep, eroded), Exeter very fine sandy loam (0 to 5 percent slopes, deep), Greenfield sandy loam (0 to 2 percent slopes), and Hanford coarse sandy loam (2 to 8 percent slopes). Onsite soils have been mechanically disturbed and heavily compacted from historic land uses (i.e., agricultural activities) and grading for surrounding development.

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The Project site occupies 17.8 acres and is currently vacant although it and the surrounding area were historically used for low intensity agricultural purposes (e.g., grazing, dry farming. Development of the Project site has the potential to expose surficial soils to wind and water erosion during grading and construction activities. Wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering (see **Standard Condition SC-AQ-1** in the Air Quality Section). Water erosion during construction will be prevented through the City's standard, mandated, erosion control practices requiring a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the CBC and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags (See **Standard Condition SC-HYD-2**). In addition, a Water Quality Management Plan (WQMP) is required to address long-term control of erosion and other pollutants (see **Standard Condition SC-HYD-3**). Following the proposed Project construction phase, the Project site would be covered completely by paving, structures, and landscaping (See **Standard Condition SC-HYD-3** in the Hydrology and Water Quality Section). All of these are standard conditions and are not considered unique mitigation under CEQA. With implementation of existing regulations, Project impacts related to soil erosion will be less than significant and no mitigation is required.

c) Less Than Significant Impact. Impacts related to liquefaction and landslides are discussed in Thresholds VII.a.iii and VII.a.iv above. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures.

Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. As discussed in 7.a.ii, the Project would be required to comply with **Standard Conditions SC-GEO-1 and SC-GEO-2**. These conditions are considered regulatory compliance and not unique mitigation under CEQA.

Therefore, implementation of the proposed Project would not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Any impacts would be less than significant and no mitigation is required.

d) Less Than Significant Impact. The CBC requires special design considerations for foundations of structures built on expansive soils. According to the *Geotechnical Report*, the preliminary laboratory test results indicate onsite earth materials at the Project site do exhibit expansion potential as classified in accordance with 2016 CBC Section 1803.5.3 and ASTM D4829. The *Geotechnical Report* further recommended that additional testing for expansive soil conditions be conducted upon completion of rough grading. The *Geotechnical Report* concluded that special design considerations may be needed to minimize potential impacts from expansive soils. These recommendations include but are not limited to, replacing the existing undocumented fill materials with engineered fill, specifications for depth and extent of the engineered fill, and specifications for engineered/import fill materials.

The site preparation methods recommended within the *Geotechnical Report* adequately address potential impacts related to expansive soils. Compliance with the requirements of the Project *Geotechnical Report* is required by **Standard Condition SC-GEO-2**. This condition is considered regulatory compliance and not unique mitigation under CEQA. Any impacts would be less than significant and no mitigation is required.

e) No Impact. The Project proposes to connect to the existing Eastern Municipal Water District sewer system and will not require use of septic tanks. This threshold is not applicable to the proposed Project. There would be no impact and no mitigation is required.

f) Less Than Significant Impact. The City is located on a relatively flat alluvial plain surrounding and separated by several small to moderate hills. The alluvial areas are underlain by Quaternary sedimentary deposits ranging in age from early Pleistocene to early Holocene. While young alluvial deposits are too young

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to contain significant fossils, the older alluvial materials have been found to contain plant and animal fossils from the last Ice Age.

The Open Space and Conservation Element of the City's General Plan indicates that the alluvial plains within the City (including those in the Project area) are considered to have high sensitivity for paleontological resources (City OSC 2014). Areas classified as high sensitivity may contain buried paleontological deposits at or below 4 feet of depth and may be impacted during construction. It is possible that potentially significant prehistoric remains could be found, since buried fossils often go undetected during a walkover survey. Prehistoric remains may have been buried by erosional sediments accumulating in this area and masked by existing pavement.

Since the Project site is mapped in the County's and City's General Plan as having a high potential for paleontological resources (fossils), the proposed Project site grading/earthmoving activities would need to be monitored for potential impacts to this resource and, therefore, the Project will include a standard condition to prepare a Paleontological Resource Impact Mitigation Program (PRIMP) prior to grading permit issuance and a monitoring program prior to issuance of the final grading permit. In this regard, **Standard Condition SC-GEO-3** is required to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during Project implementation to a less than significant level.

Standard Condition SC-GEO-3 requires that a qualified paleontologist be retained and approved by the City. The paleontologist will participate in a pre-construction Project meeting and monitor earthmoving activities. **SC-GEO-3** also provides guidance for instances where fossil remains are found and requires that the paleontologist prepare a report of findings during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This is a standard condition and is not considered unique mitigation under CEQA.

With implementation of **Standard Condition SC-GEO-3**, impacts to paleontological resources would be less than significant. Upon implementation of **SC-GEO-3**, the likelihood that the Project would directly or indirectly destroy unique paleontological resources on site, or a unique geologic feature would be less than significant.

Standard Conditions and Regulatory Requirements

SC-GEO-1 All Project design shall be subject to the seismic design criteria of the most recent edition of the California Building Code (CBC), as adopted by the City of Menifee.

SC-GEO-2 The Project shall comply with the recommendations listed in the Geotechnical Report as they pertain to impacts arising from unstable soils (seismic ground shaking, on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse), and/or expansive soils.

SC-GEO-3 **Paleontologist Required.** This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, prior to the issuance of grading permits:

The permittee shall retain a qualified paleontologist approved by the City of Menifee to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist).

The Project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP

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shall be submitted to the Community Development Department for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The Project paleontologist shall participate in a pre-construction Project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the Project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the Project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The Project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the Project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the Project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D. If fossil remains are encountered by earthmoving activities when the Project paleontologist is not onsite, these activities will be diverted around the fossil site and the Project paleontologist called to the site immediately to recover the remains.

E. If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. [**NOTE: The City of Menifee must be consulted on the repository/museum to receive the fossil material prior to being curated*].

G. A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Community Development Department for review and approval prior to building final inspection as described elsewhere in these conditions.

All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g., Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the

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Community Development Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

SC-AQ-1

The Project shall comply with SCAQMD Rules (that are currently applicable during construction activity and operations for this Project) including but not limited to:

- Rule 1113 (Architectural Coatings);
- Rule 403 (Fugitive Dust); and
- Rule 1186 / 1186.1 (Street Sweepers).
- Rule 461 (Gasoline Transfer and Dispensing)

More specifically, the following shall apply to the Project:

- All construction equipment shall be maintained in proper tune.
- All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five minutes or longer.
- Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
- The use of heavy construction equipment shall be suspended during first stage smog alerts.
- “Clean diesel” equipment shall be used when modified engines (catalyst equipped, or newer Moyer Program retrofit) are available at a reasonable cost.
- The Project must follow SCAQMD rules and requirements with regards to fugitive dust control, which include but are not limited to the following:
 - All active construction areas shall be watered two (2) times daily.
 - All haul trucks shall be covered or shall maintain at least two (2) feet of freeboard.
 - All unpaved parking or staging areas shall be paved or watered a minimum of two (2) times daily.
 - Speed on unpaved roads shall be reduced to less than 15 mph.
 - Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 - Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 - All operations on any unpaved surface shall be suspended if winds exceed 25 mph.
- Carpooling shall be encouraged for construction workers.
- Any dirt hauled off-site shall be wet down or covered.
- Access points shall be washed or swept daily.
- Construction sites shall be sandbagged for erosion control.
- The Project shall comply with all SCAQMD Rule 461 requirements regarding gasoline transfer and dispensing.

SC-HYD-2

SWPPP. Erosion and siltation reduction measure BMPs contained in the required SWPPP will be implemented during construction. At the completion of construction, the Project will consist of impervious surfaces, landscaped planters, and post-construction BMPs.

SC-HYD-3

WQMP. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site

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stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

Mitigation Measures: None required or recommended.

VIII. GREENHOUSE GAS EMISSIONS

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

Sources: *General Plan; Village at Junipero, Greenhouse Gas Analysis, City of Menifee*, prepared by Urban Crossroads, original 2-4-2014, updated November 4, 2022 (AQ/GHG Study, Appendix D).

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-4: Efficient and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.

Policy OSC-4.1: Apply energy efficiency and conservation practices in land use, transportation demand management, and subdivision and building design.

Policy OSC-4.2: Evaluate public and private efforts to develop and operate alternative systems of energy production, including solar, wind, and fuel cell.

Goal OSC-10: An environmentally aware community that is responsive to changing climate conditions and actively seeks to reduce local greenhouse gas emissions.

Policy OSC-10.1: Align the City's local GHG reduction targets to be consistent with the statewide GHG reduction target of AB 32.

Policy OSC-10.2: Align the City's long-term GHG reduction goal consistent with the statewide GHG reduction goal of Executive Order S-03-05.

Policy OSC-10.3: Participate in regional greenhouse gas emission reduction initiatives.

Policy OSC-10.4: Consider impacts to climate change as a factor in evaluation of policies, strategies, and projects.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. Greenhouse Gas (GHG) emissions for the Project were analyzed in the *AQ/GHG Analysis* to determine if the Project could have an impact related to GHG emissions. These impacts are analyzed on a cumulative basis, utilizing Carbon Dioxide Equivalent (CO₂e), measured in metric tons (MT) or MTCO₂e. They are analyzed for both the construction and operational phases of the Project.

The South Coast Air Quality Management District (SCAQMD) describes a five-tiered approach for determining GHG Significance Thresholds. The City of Menifee utilizes the Tier 3 Thresholds. Tier 3 consists of screening values that are intended to capture 90 percent of the GHG emissions from projects. If a project's emissions are under the screening thresholds, then the project is less than significant. SCAQMD has presented two options that lead agencies could choose for screening values. Option #1 sets the thresholds for residential projects to 3,500 MTCO₂e/year, commercial projects to 1,400 MTCO₂e/year, and the mixed use to 3,000 MTCO₂e/year. Option #2 sets a single numerical threshold for all non-industrial projects of 3,000 MTCO₂e/year. The current SCAQMD staff recommendation is to use option #2 but allows lead agencies to

VIII. GREENHOUSE GAS EMISSIONS

choose option #1 if they prefer. Regardless of which option a lead agency chooses to follow, it is recommended that the same option is consistently used for all projects. At this time the City of Menifee uses 3,000 MTCO₂/year for all non-industrial projects. If its GHG emissions are less than the SCAQMD GHG thresholds of significance, a project is considered to have less than significant GHG emissions under CEQA and is in compliance with the applicable State GHG legislation.

Construction

Greenhouse gas emissions are estimated for on-site and off-site construction activity using the most current California Emissions Estimator Model (CalEEMod) Version 2022.1. The Air Quality Study indicated Project construction could generate a total of 1,235.1 Metric Tons of Carbon Dioxide Equivalents (MTCO₂e) over the course of the estimated construction period. However, the SCAQMD GHG Threshold Guidance document recommends that construction emissions be amortized for a project lifetime of 30 years to ensure that GHG reduction measures address construction GHG emissions as part of the operational reduction strategies. Therefore, the total GHG emissions from Project construction were 41.17 MTCO₂e when amortized over 30 years per the SCAQMD GHG guidelines.

Occupancy

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Operational emissions associated with the Project include GHG emissions from the following sources:

- Mobile sources (transportation);
- Energy (electricity and natural gas);
- Water use and treatment; and
- Solid Waste disposal.

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. Energy usage includes emissions from the generation of electricity and natural gas used onsite. Water use and treatment includes the water used for the interior of the buildings as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. Solid waste disposal includes the GHG emissions generated from the processing of waste from the proposed Project as well as the GHG emissions from the waste once it is interred into a landfill. Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in **Table 8-1, *Occupancy GHG Emissions***.

**Table 8-1
Occupancy GHG Emissions**

Source	CO ₂	CH ₄	Total MTCO ₂ e ¹
Annual construction-related emissions amortized over 30 years	40.71	1.33E-03	41.17
Mobile Source	1,931.00	0.09	1,965.00
Area Source	55.70	< 0.005	55.80
Energy Source	502.00	0.05	504.00
Water	13.60	0.32	23.90
Waste	15.80	1.58	55.40
Refrigerants	0.00	0.00	0.27
Total CO₂E (All Sources)			2,645.54

¹ Total also includes N₂O and R emissions but which are negligible compared to CO₂ and CH₄ emissions
Source: Table 9, UC 2022a

VIII. GREENHOUSE GAS EMISSIONS

The analysis compares the Project's GHG emissions to the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 MTCO₂e. As shown in **Table 8-1**, Project GHG emissions are expected to be 2,645.5 MTCO₂e which is below the 3,000 MTCO₂e SCAQMD threshold. In addition, the Project must follow all standard SCAQMD rules and requirements, as described in **Standard Condition SC-GHG-1**. Compliance with **Standard Condition SC-GHG-1** is considered a standard requirement and included as part of the Project's design features, not unique mitigation under CEQA. Therefore, the Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Any impacts will be less than significant, and no mitigation is required.

b) Less Than Significant Impact. Pursuant to 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. In November 2017, CARB released the Final 2017 Scoping Plan Update, which identifies the State's post-2020 reduction strategy. The Project would not conflict with any of the 2017 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the Project. Further, recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030.

The Project is consistent with the General Plan land use designation, density, building intensity, and applicable policies specified for the Project area in SCAG's Sustainable Community Strategy/ Regional Transportation Plan, which pursuant to SB 375 calls for the integration of transportation, land-use and housing policies to plan for achievement of the GHG-emissions target for the region.

Additionally, the Project will comply with the mandatory requirements of Title 24 Part 1 of the California Building Standards Code and Title 24 Part 6 Building and Energy Efficiency Standards. The Project must also follow all standard SCAQMD rules and requirements as described in **Standard Condition SC-GHG-1**. Compliance with Standard Condition SC-GHG-1 is considered a standard requirement and included as part of the Project's design features, not unique mitigation under CEQA.

The Project will be consistent with all the applicable plans, policies and regulation for the purpose of reducing GHG gases. Therefore, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases

Standard Conditions and Regulatory Requirements

SC-GHG-1: The Project shall comply with SCAQMD Rules (that are currently applicable during construction activity and operations for this Project) including but not limited to:

- Rule 1113 (Architectural Coatings);
- Rule 403 (Fugitive Dust);
- Rule 1186 / 1186.1 (Street Sweepers); and
- Rule 461 (Gasoline Transfer and Dispensing).

More specifically, the following shall apply to the Project:

- All construction equipment shall be maintained in proper tune.
- All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five minutes or longer.
- Carpooling shall be encouraged for construction workers.

VIII. GREENHOUSE GAS EMISSIONS

- Comply with the mandatory requirements of California's Building Energy Efficiency Standards and Green Building (CALGreen) Standards, including mandatory installation of electric vehicle service equipment (EVSE).
- Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.

Mitigation Measures: None required or recommended.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

Sources: Figure 3, *General Plan Land Use Designations*, Figure 2, *Aerial Photo*, provided in Section I of this Initial Study; *Phase I and Limited Phase II Environmental Site Assessment*, prepared by Lilburn Corporation, December 2014 (updated August 2022) (*Phase I ESA*, Appendix E); *General Plan*; *GPEIR* (Chapter 5.8, *Hazards and Hazardous Materials*); Romoland School District website; Perris Union High School District website; Riverside County Airport Land Use Commission (RCALUC) website; Google Earth; DTSC EnviroStor website; SWRCB Geotracker website; and State Cortese list website.

Applicable General Plan Policies:

Safety Element

Goal S-4: A community that has effective fire mitigation and response measures in place, and as a result is minimally impacted by wildland and structure fires.

Policy S-4.1: Require fire-resistant building construction materials, the use of vegetation control methods, and other construction and fire prevention features to reduce the hazard of wildland fire.

Policy S-4.2: Ensure to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure, and response times, are adequate for all sections of the city.

IX. HAZARDS AND HAZARDOUS MATERIALS

Policy S-4.4: Review development proposals for impacts to fire facilities and compatibility with fire areas or mitigate.

Goal S-5: A community that has reduced the potential for hazardous materials contamination.

Policy S-5.2: Ensure that the fire department can continue to respond safely and effectively to a hazardous materials incident in the City, whether it is a spill at a permitted facility, or the result of an accident along a section of the freeway or railroads that extend across the City.

Policy S-5.4: Ensure that all facilities that handle hazardous materials comply with federal and state laws pertaining to the management of hazardous wastes and materials.

Policy S-5.5: Require facilities that handle hazardous materials to implement mitigation measures that reduce the risks associated with hazardous material production, storage, and disposal.

Goal S-6: A City that responds and recovers in an effective and timely manner from natural disasters such as flooding, fire, and earthquakes, and as a result is not impacted by civil unrest that may occur following a natural disaster.

Policy S-6.1: Continuously review, update, and implement emergency preparedness, response, and recovery plans that make the best use of the City- and county-specific emergency management resources available.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. The proposed Project could result in a significant hazard to the public if it includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials.

The Project site is located 1.8 miles east of Interstate-215 (I-215) just north of McCall Boulevard which is one of the principal freeway access routes to and from this portion of the Perris Valley. The site is vacant at present and the Project proposes to construct 240 apartment units on 17.8 acres. The site and surrounding areas were used for low intensity agriculture in the past.

The surrounding area has no significant identified sources of hazardous materials so the Project will not introduce housing near any hazardous materials facilities. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The Project is a residential development and does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the planned use.

During construction, there would be the transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. are considered regulatory compliance and would be sufficient to reduce potential impacts to a less than significant level.

With regard to Project occupancy, the proposed apartments would be expected to transport, use, store, or dispose of only limited types and amounts of commercial grade hazardous materials such as cleaning compounds, etc. Therefore, typical occupancy of the proposed residential units would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances.

IX. HAZARDS AND HAZARDOUS MATERIALS

The use of common domestic hazardous materials and their disposal does not present a substantial health risk to the community and impacts associated with the routine transport and use of these aforementioned hazardous materials or wastes will be less than significant and no mitigation is required.

b) Less Than Significant Impact. The proposed Project is not located on a site listed on the state Cortese List, a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses.

According to the *Phase I ESA*, the Project site and surrounding area were historically used for agricultural purposes (e.g., grazing, dry-farming) during most of the 1900's. While these uses were typically of low intensity, environmentally persistent chemicals commonly applied prior to the 1980s can linger in the soil for many years. In addition, the *Phase I ESA* indicated the site may have been used for the surface disposal of biosolids at some point in the past. For those reasons, the *Phase I ESA* included a limited Phase II component that included soil sampling and laboratory testing for residual agricultural chemicals. The laboratory testing found non-detect levels of organochlorine pesticides onsite, as well as nitrate levels (a typical indicator of past biosolid disposal) well below regulatory standards. For example, the EPA Regional Screening Level for nitrate (NO_3) in residential soil at the time of survey was 13,000 parts per million (ppm) while the measured concentration of nitrogen extracted from nitrate from onsite soils ranged from 6 to 61 ppm (p. 10, Lilburn 2014). The *Phase I ESA* concluded the site was not contaminated by past applications of either agricultural chemicals or biosolids.

It is possible though unlikely that unknown hazardous materials may be found during grading. However, adherence to existing local, state and federal regulations as they pertain to the treatment of hazardous materials will be sufficient to ensure the proposed Project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Therefore, impacts will be less than significant and no mitigation is required.

c) Less Than Significant Impact. The Project site is located within the boundaries of the Romoland (elementary) School District (RSD) and the Perris Union High School District. The Boulder Ridge Elementary School is adjacent to the Project site to the west across Junipero Road. In addition, Mesa View Elementary School is located 0.3 mile east of the Project site within the existing residential neighborhood. Both of these schools are within the RSD. There are no other existing or planned school facilities within 0.25-mile of the Project site.

As discussed in Thresholds IX.a and IX.b above, the proposed Project is not expected to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or 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 during both construction and operations. Routine construction control measures and best management practices for the storage, application, waste disposal, accident prevention, and clean-up of any hazardous materials will be implemented as needed in conjunction with construction and occupancy of the proposed Project. Any potential impacts in this regard are considered to be less than significant with implementation of established regulations regarding hazardous materials.

d) No Impact. The proposed Project site is not located on any property on the state Cortese List (Government Code Section 65962.5) which is a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses. According to information compiled from various governmental databases, the Project site is not:

- Listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC) as shown on their EnviroStor website;
- Listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB) as shown on their GeoTracker website;

IX. HAZARDS AND HAZARDOUS MATERIALS

- Listed as a hazardous solid waste disposal site by the SWRCB;
- Currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB; or
- Developed with a hazardous waste facility subject to corrective action by the DTSC.

Based on the above information, the Project would have no impact and no mitigation is required.

e) No Impact. The Project site is not within the Land Use Plan or safety zone for any local airport or aircraft facility (RCALUC 2022). The closest airport to the Project site is the French Valley Airport approximately 9.7 miles to the south. Therefore, the Project is not required to be reviewed by the Riverside County Airport Land Use Commission (RCALUC). In addition, the Project is consistent with the General Plan land use and zoning designations for the site and does not involve a general plan amendment or zone change, so any potential land use impacts on airport facilities have already been considered in the General Plan EIR. The proposed Project is not proposing any uses or facilities that would be a hazard to aircraft navigation or flight. Therefore, there are no impacts and no mitigation is required.

f) Less Than Significant Impact. The Project site is located just north of McCall Boulevard and 1.8 miles east of the I-215 freeway and so has good local and regional access, including for emergency vehicles and personnel. A limited potential exists for the Project to interfere with an emergency response or evacuation plan during construction. Construction work on the streets associated with the Project includes McCall Road, Junipero Road, and Heritage Road although delays are expected to be minimal. It is noted that utility lateral connections are already in-place in the adjacent roadways. However, some of the work may require temporary lane closures and diversions.

Control of access will ensure continued emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (**Standard Condition SC-TR-1**). The traffic control plan (TCP) is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

All Project elements, including landscaping, will be located with sufficient clearance from the proposed buildings so as not to interfere with emergency access to and evacuation from the site. The proposed project is required to comply with the California Fire Code as adopted by the Menifee Municipal Code.

For these reasons, the proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan, because no permanent public street or lane closures are proposed. Project impacts would be less than significant and no mitigation is required.

g) No Impact. The proposed Project site is not located within or adjacent to a fire hazard zone (Local Responsibility Area, or State Responsibility Area). There are no wildland conditions in the suburbanizing area in which the Project site is located. There would be no impact and no mitigation is required.

Standard Conditions and Requirements

SC-TR-1 Prior to any Project construction, the Project Applicant shall develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

Mitigation Measures: None required or recommended.

X. HYDROLOGY AND WATER QUALITY

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

Sources: *Hydrology Study for The Village At Junipero, City of Menifee*, prepared by Christiansen & Company (C&C), January 2023a (*Hydro Report*, Appendix G1); *Project-Specific Water Quality Management Plan*, prepared by Christiansen & Company, February 2023b (*WQMP*, Appendix G2); Eastern Municipal Water District 2020 Urban Water Management Plan (2020 UWMP); Metropolitan Water District 2020 Urban Water Management Plan (2020 RUWMP); City of Menifee Municipal Code, Chapter 4.2, *Floodplain Management for Noncoastal Communities*, and Chapter 15.01, *Storm Water/Urban Runoff*; Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program, adopted by the City of Menifee); *General Plan*; *GPEIR* (Chapter 5.9, *Hydrology and Water Quality*); Eastern Municipal Water District (EMWD) website; and California Department of Water Resources (DWR) Adjudicated Areas Map website.

Applicable General Plan Policies:

Safety Element

Goal S-3: A community that is minimally disrupted by flooding and inundation hazards.

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Open Space and Conservation (OSC) Element

Policy OSC-7.9: Ensure that high quality potable water resources continue to be available by managing stormwater runoff, wellhead protection, and other sources of pollutants.

Policy OSC-7.10: Preserve natural floodplains, including Salt Creek, Ethanac Wash, Paloma Wash, and Warm Springs Creek, to facilitate water percolation, replenishment of the natural aquifer, proper drainage, and prevention of flood damage.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. The Project site, along with nearly all of the City, is located in the San Jacinto Sub-basin of the larger Santa Ana Watershed. The Santa Ana River (SAR) Watershed includes much of Orange County, the northwestern corner of Riverside County, part of southwestern San Bernardino County, and a small portion of Los Angeles County. The watershed is bounded by the Mohave watershed to the north, the Santa Margarita watershed to the south, the Salton Sea and Southern Mohave watersheds to the east, and the San Gabriel watershed to the west. The watershed covers approximately 2,800 square miles, with about 700 miles of rivers and major tributaries. The San Jacinto River originates in the San Jacinto Mountains and flows some 42 miles west to Lake Elsinore; however, during flooding and heavy storms, Lake Elsinore overflows into Temescal Creek, which flows northwest and discharges into the Santa Ana River which ultimately discharges into the Pacific Ocean. A relatively small area at the southeast corner of the City is located in the Warm Springs Creek Sub-basin of the larger Santa Margarita Watershed.

The City of Menifee is within the boundaries of the Water Quality Control Plan for the SAR Basin (Basin Plan) was last updated in February 2016 and outlines how the Regional Water Quality Control Board will manage water quality now and in the future. Historically, the Project area and the surrounding Perris Valley area was dominated by a variety of agricultural uses, primarily grazing, dry-farming, and in some areas irrigated field crops. The Project *WQMP* indicates the site first drains into the Anza Park Drain then eventually into Reach 3 of the Santa Ana River (SAR) at Corona. The Anza drain has not EPA-listed impairments⁴ although SAR Reach 3 is considered “impaired” by pathogens. The drain has several designated beneficial uses, including municipal water supply, contact and non-contact recreation, warm freshwater habitat, wildlife support, and fish spawning habitat. SAR Reach 3 has similar beneficial uses plus agricultural irrigation, groundwater recharge, and habitat for listed species (e.g., Santa Ana sucker)(Table A.1, C&C 2023b).

The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program. A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body. Relative to this specific issue, a significant impact could occur if the proposed Project would discharge water that does not meet the quality standards of the agencies that regulate surface water quality and water discharge into storm water drainage systems. Significant impacts could also occur if the Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

On January 29, 2010 the Santa Ana Regional Water Quality Control Board (SARWQCB) issued the 4th-term area wide NPDES and Municipal Separate Storm Sewer System Permit (MS4 Permit) to the City of Menifee and other applicable Permittees. All new development in the City of Menifee (City) is required to comply with

⁴ Per the EPA-approved Clean Water Act Section 303(d) List Impairments

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provisions of the NPDES program, including Waste Discharge Requirements, and the City's Municipal Separate Sewer Permit (MS4), Order No. R8-2010-0033, NPDES Permit No. CAS618033, as enforced by the SARWQCB. All design submittals and construction projects are required to conform to the permit requirements. Furthermore, all projects are required to install Best Management Practices (BMPs) in compliance with the 2010 SARWQCB permit.

The Project *Hydrology Study* indicates the site's current runoff volume is 1,639 cubic feet and development of the site will increase runoff by 6.5% or to 1,745 cubic feet (C&C 2023a). The *Hydrology Study* and *WQMP* both indicate the proposed Project will include two underground storage chambers, one for each drainage area (USC-1 and USC-2). The Project *WQMP* indicates the site's Design Capture Volume will be addressed using infiltration-only Best Management Practices (BMPs). Low Impact Development (LID) bioretention/biotreatment BMPs will also be used as appropriate. The Project proposes two infiltration trenches as part of the underground storage chambers to accommodate runoff from the two onsite Drainage Management Areas (DMAs) as shown in **Table 10-1, Onsite Water Quality Treatment**. Runoff from DMA 1 will be accommodated by Infiltration Trench IT-1 within USC-1 while runoff from DMA 2 will be accommodated by Infiltration Trench 2 within USC-2. The proposed development results in an 85% increase to the impervious area of the site but the increased runoff will be accommodated by the two infiltration trenches which will also provide water quality treatment prior to discharge into the local storm drain system (via an existing 60-inch storm drain that bisects the property). The infiltration trenches will provide over 7 percent more volume than the calculated design capture volume for the site, as shown in Table 10-1. The *WQMP* also states the Project will have a management firm to maintain onsite BMPs after the completion of construction (C&C 2023a, 2023b).

**Table 10-1
Onsite Water Quality Treatment**

DMA	Area (square feet)	Impervious Surface	Runoff Factor	Design Storm Depth (inches)	Design Capture Volume (cubic feet)	Proposed Volume (cubic feet)
1	312,761	85%	0.66	0.61	10,513.3	12,000
2	433,422	85%	0.66	0.61	14,569.0	15,000
Total	746,83	85%	0.66	0.61	25,082.3	27,000 (+7.6%)

Source: Section D.5, LID BMP Sizing, WQMP 2023.

The Project site clearing and grading phases would disturb surface soils along with a modest amount of existing vegetation, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the Project site's bare soil could be subject to wind and water erosion. Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP) (reference **Standard Condition SC-HYD-2**). Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the City and would ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

The Project has been reviewed and conditioned by the City Engineering Department, and the City Building and Safety Department, among others, to mitigate any potential impacts as listed above through site design, the preparation of a WQMP, and adherence to the requirements of the NPDES (reference **Standard Condition SC-HYD-3**).

The Project would also be required to pay most Development Impact Fees (DIF) at the time a certificate of occupancy is issued for the development Project or upon final inspection, whichever occurs first for storm drainage facilities. DIF for residential development shall be paid prior to the issuance of a building permit

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(reference **Standard Condition SC-HYD-4**). Lastly, all wastewater associated with the Project's interior plumbing systems would be discharged into the local sewer system for treatment at the regional wastewater treatment plant (reference **Standard Condition SC-HYD-5**).

These are standard conditions for the City of Menifee and are not considered mitigation for CEQA implementation purposes. At Project completion, the site would be covered by residential structures, asphalt paved access drives and automobile parking areas, and landscaping. The *WQMP* indicates the Project will have two underground storage chambers to accommodate site runoff and two infiltration trenches to address water quality. These improvements will ensure there will be no erosion or siltation on- or off-site.

Based on the above, implementation of the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

b) Less Than Significant Impact. The Eastern Municipal Water District (EMWD) provides water to the Project site. EMWD is a public water agency formed in 1950 and annexed into the service area of the Metropolitan Water District of Southern California (MWD) in 1951. It is currently one of MWD's 26 member agencies and presently operates its water supply system under a system permit issued by the California Department of Public Health. Presently, EMWD has four sources of water supply: 1) Potable groundwater; 2) Desalinated groundwater; 3) Recycled water; and 4) Imported water from MWD. According to 2020 figures, imported water accounts for approximately 46% of the total water supply, while local potable groundwater accounts for approximately 12%, desalted groundwater was approximately 6%, and recycled water is approximately 36%.

The existing Project site improvements are currently connected to the EMWD water supply system via an 8-inch EMWD main water line that extends along Junipero Road just west of the site. The Project will install a network of 8-inch water pipes for fire hydrant service and a network of 2-inch water lines for domestic service into the development.

The Project site is located within the San Jacinto River Sub-Watershed of the larger Santa Ana Region Watershed. The Santa Ana Region basin is one of nine watershed basins within the state and encompasses an area of approximately 2,800 square miles including much of Orange County, the northwestern corner of Riverside County, part of southwestern San Bernardino County, and a small portion of Los Angeles County. In very broad terms, the Santa Ana Region watershed is a group of connected inland basins and open coastal basins drained by surface streams flowing generally southwestward to the Pacific Ocean. The Project site, as a part of the San Jacinto River Sub-Watershed, drains to the San Jacinto River (Reach 3) into Canyon Lake, and then via the San Jacinto River (Reach 1) into Lake Elsinore. The San Jacinto River originates in the San Jacinto Mountains and flows approximately forty-two (42) miles west to Lake Elsinore; however, during flooding and heavy storms, Lake Elsinore overflows into Temescal Creek/Temescal Wash, which flows northwest approximately sixteen (16) miles to its confluence with the Santa Ana River at the Prado Dam adjacent to the northwest side of the City of Corona, and thence west/southwest within the Santa Ana River across the Orange County coastal plain approximately 26 miles into the Pacific Ocean northerly of the Newport Bay.

The San Jacinto Groundwater Basin, which encompasses most all of the City of Menifee, includes two management zones: 1) the Perris South Management Zone, and 2) the Menifee Management Zone. The Project site is a part of the Menifee Management Zone. The Perris South and Menifee Management Zones are parts of the West San Jacinto Basin Water Management Area. Groundwater in this area is affected by high levels of total dissolved solids (TDS). The high TDS groundwater is migrating into the Lakeview portion of the Lakeview/Hemet North management zone, an area of good quality groundwater. The Eastern Municipal Water District operates two desalination facilities that recover high TDS groundwater from the Menifee and Perris South Management Zones and the Lakeview portion of the Lakeview/Hemet North

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Management Zone, for potable use. The Menifee Desalter and Perris I Desalter have a combined capacity of 7,500 acre-feet per year, or about 6.7 million gallons per day.

The Water Quality Control Plan for the Santa Ana River Basin (Basin Plan), updated in February 2016, establishes water quality standards for groundwater and surface water in the basin and standards for both beneficial uses of specific water bodies and the water quality levels that must be maintained to protect those uses. The Basin Plan includes an implementation plan describing actions by the Santa Ana RWQCB and others needed to achieve and maintain the water quality standards. The Santa Ana RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's groundwater and surface waters. The Basin Plan lists water quality problems for the region along with their causes where they are known. Plans for improving water quality are included for water bodies with quality below the levels needed to enable all the beneficial uses of the water.

A groundwater recharge/storage program within the San Jacinto Basin has been developed by EMWD. It was concluded that the average percolation rate in these basins is 6.30 feet/day and it was determined that imported water can be successfully stored seasonally.

As stated above, local potable groundwater accounted for approximately 12% of the EMWD water supply in 2020. Most of the remaining water demands are met with imported water purchased from Metropolitan Water District of Southern California. According to the 2020 RUWMP, over 90% of the groundwater used in Metropolitan's service area is produced from adjudicated or managed groundwater basins.

The Project site was found to have adequate infiltration rates ranging from 0.04 to 0.16 inches per hour per the *Infiltration Report* (NCE 2022). In addition, groundwater was encountered at a depth of 36 feet. Therefore, the *Infiltration Report* concluded "the site was suitable for stormwater infiltration without increasing the potential for settlement of proposed and existing structures located either on or adjacent to the subject site" (p. 4, NCE 2022). The *Hydro Report* and *WQMP* both indicate the Project will utilize two underground storage chambers with two infiltration trenches to accommodate the anticipated runoff from the site as well as provide water quality treatment for onsite flows (C&C 2023a, 2023b).

Based on the above: 1) The Project's proposed underground storage chambers/infiltration trenches system would adequately treat the required BMP Design Volume (Flow Rate); 2) the proposed on- and off-site storm drain systems would adequately convey the peak 2-year and 100-year flow rates; 3) implementation of the proposed Project would not alter the drainage pattern of the Project site or surrounding area; and 4) the proposed Project would not deplete groundwater supplies.

The Project will be required to implement **Standard Conditions SC-HYD-1** (site drainage plan), **SC-HYD-2** (SWPPP), **SC-HYD-3** (WQMP), **SC-HYD-4** (storm drain DIF), and **SC-HYD-5** (wastewater to sewers).

Therefore, implementation of the proposed Project would not 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). With regulatory compliance, any impacts would be less than significant and no mitigation is required.

c) Less Than Significant Impact. Please reference the discussion set forth in Threshold X.b, relative to the Project design which would not substantially alter the existing drainage pattern of the site or the area. There are no streams or rivers within, contiguous to, or adjacent to the Project site. The site is vacant at present and is relatively flat. The Project *Hydrology Study* indicates the site's current runoff volume is 1,639 cubic feet and development of the site will increase runoff by 6.5% to 1,745 cubic feet (C&C 2023a).

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The Project proposes 240 apartments in 24 structures (10 units per structure). The *Hydrology Study* describes how the Project will have three storm drain lines connected to two underground storage chambers and two infiltration trenches to detain and pre-treat (i.e., “first flush”) stormwater runoff before it outlets to the City’s existing 60-inch storm drain pipe that bisects the property. The *Hydrology Study* demonstrates the Project design will accommodate the 100-year 1-hour, 3-hour, 6-hour and 24-hour runoff volumes that will accumulate by proposed improvements of the Project.

Potential impacts include both construction and operational phases of the Project. During construction activities 1) soil would be exposed and disturbed, 2) drainage patterns would be temporarily altered during grading and other construction activities, and 3) there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate.

The Project site does not have a pronounced direction of runoff, and much of the precipitation that falls on the site is absorbed into the ground. The proposed development would not create any new or substantially increased offsite runoff, and all onsite flows will be conveyed away from the site via an existing 60-inch storm drain that bisects the site. The Project will implement **Standard Condition SC-HYD-1** which requires a site drainage plan be prepared and reviewed by the City Engineering Department and incorporated into the final plans. The Project will also have to pay a DIF for storm drain facilities (see **Standard Condition SC-HYD-4**). Implementation of this standard condition is considered regulatory compliance and not unique mitigation under CEQA.

Therefore, the Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. With implementation of SC-HYD-1 and SC-HYD-4, impacts will be less than significant and no mitigation is required.

c.i) Less Than Significant Impact. Please reference the discussion set forth in Threshold X.c above, relative to the Project design which would not substantially alter the existing drainage pattern of the site or the area. There are no streams or rivers within, contiguous to, or adjacent to the Project site, although the man-made Heritage Lake is located 0.3-mile east-southeast of the Project site. In addition, a man-made drainage channel runs through TTM 31098 just north of the Project site and empties into the 60-inch storm drain that runs beneath the Project site.

Potential impacts include both construction and operational phases of the Project. During construction activities 1) soil would be exposed and disturbed, 2) drainage patterns would be temporarily altered during grading and other construction activities, and 3) there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. After completion, the proposed Project would cause the Project site surface area to be moderately more impervious than the current site condition. As set forth in the *WQMP*, the site will transition from being essentially all pervious to being 85% impervious (only landscaped areas will be pervious). Once the site is covered with impervious and improved pervious surfaces, it will have little or no potential for ongoing erosion.

The Project will implement **Standard Condition SC-HYD-1** which requires a site drainage plan to be approved by the City Engineering Department and incorporated into the final plans. To prevent erosion and other downstream pollution over both the short- and long-term, the Project will implement **Standard Conditions SC-HYD-2** to prepare a SWPPP during construction and **SC-HYD-3** to prepare a WQMP for after occupancy. Finally, the Project will also have to pay a DIF for storm drain facilities (see **Standard Condition SC-HYD-4**). Implementation of this standard condition is considered regulatory compliance and not unique mitigation under CEQA.

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With implementation of these standard conditions, potential impacts related to erosion will be less than significant and no mitigation is required.

c.ii) Less Than Significant Impact. The Federal Emergency Management Agency (FEMA) maintains mapping of various flood zones in the country to support its Flood Insurance Rate Program (FIRM). The project site is located in FEMA Flood Zone X which means “an area designated by the Federal Emergency Management Agency as having a moderate or minimal risk of flooding” (Panel 06025C2060G).

Development of the proposed Project would convert the site from 100% pervious at present to approximately 85% impervious upon completion of construction. The Project *Hydrology Study* indicates the site’s current runoff volume is 1,639 cubic feet and development of the site will increase runoff by 6.5% or to 1,745 cubic feet (C&C 2023a). The *Hydrology Study* and *WQMP* both indicate the proposed Project will include two underground storage chambers, one for each drainage areas (USC-1 and USC-2). The Project *WQMP* indicates the site’s Design Capture Volume will be addressed using infiltration-only Best Management Practices (BMPs). Low Impact Development (LID) bioretention/biotreatment BMPs will also be used as appropriate. The Project proposes two infiltration trenches as part of the underground storage chambers to accommodate runoff from the two onsite Drainage Management Areas (DMAs). The previous Table 10-1 shows the two underground storage chambers/infiltration trenches will provide over 7 percent more volume than the calculated design capture volume for the site. Excess runoff will then be discharged into the local storm drain system via an existing 60-inch storm drain pipe that bisects the property.

With implementation of the biotreatment and storm water storage system (reference **Standard Condition SC-HYD-1** through **Standard Condition SC-HYD-4**) as part of the Project design, impacts related to the alteration of the existing drainage pattern in a manner that would result in on- or off-site flooding would be less than significant, and no mitigation is required.

c.iii) Less Than Significant Impact. While development of the proposed Project would increase the impervious area of the site but flows would be collected and transferred to the existing 60-inch storm drain that runs under the Project site. The Project would also implement **Standard Conditions SC-HYD-1 and SC-HYD-3** which require an approved drainage plan and WQMP prior to development. The *Hydrology Study* and *WQMP* demonstrate the Project has been designed so that it would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Any impacts would be less than significant, and no mitigation is required.

The *Hydrology Study* conclude the proposed facilities would adequately provide drainage conveyance for the ultimate design capacity. The proposed facilities, with ultimate development and adequate maintenance, would convey flows safely through the region in accordance with Riverside County Requirements.

Based on the above, implementation of the proposed Project would not substantially alter the existing drainage pattern of the site or area, nor would it impede or redirect flood flows. Any impacts would be less than significant, and no mitigation is required.

c.iv) Less Than Significant Impact. The site is not located within a local City/County designated “Flood Hazard Area.” The potential risk from flooding on the site is relatively low so the Project would not be expected to impede or redirect flood flows. Impacts will be less than significant, and no mitigation is required.

d) Less Than Significant Impact. The Project site is located in FEMA Flood Zone X which means “an area designated by the Federal Emergency Management Agency as having a moderate or minimal risk of flooding” (Panel 06025C2060G). Also, the site is not located within a local City/County designated “Flood Hazard Area.” Therefore, the potential risk from flooding on the Project site is relatively low.

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The Project site is located approximately 35 miles east of the nearest coastline (Pacific Ocean) and the Santa Ana Mountains are between the City and the ocean. Therefore, any risks associated with tsunamis are negligible.

A seiche is a run-up of water within an enclosed body of water like a lake or bay which is triggered by an earthquake or landslide-induced ground displacement. The Project site not located adjacent to a body of water but is located approximately 8 miles south of Lake Perris. Although it is in the general expected path of flooding if the main Perris Lake dam were to fail, the site would not be likely to experience catastrophic flooding due to the amount of water stored on a regular basis in the lake and the presence of intervening hills and upland areas. Therefore, potential flooding risks on the Project site from Lake Perris are considered minimal.

The Project site is also located 6 miles northwest of the largest man-made body of water in southern California, the Diamond Valley Lake (DVL). the Project site is within the mapped dam inundation area of DVL. If one or more of the three DVL dams were to fail, the Project site could be inundated depending on how much water was actually released. While the impacts of such a failure are substantial, the likelihood of occurrence is very small, so the overall risk is considered less than significant. In addition, the City of Menifee General Plan EIR states the following..."At capacity fill, the three dams that impound the reservoir were each designed to withstand an earthquake of 7.5 magnitude along the San Jacinto Fault or an earthquake of 8.0 magnitude along the San Andreas Fault."

"Additionally, the Metropolitan Water District of Southern California carries out continuous automated monitoring of the dams and their foundations for deformation due to the weight of the dams, water pressure, and the effects of wetting of dam materials. The design and construction of the dams for earthquake resistance, in combination with monitoring of the dams, reduce risks of dam failure due to earthquakes." Therefore, the potential for catastrophic flooding on the Project site from a seiche and failure of the DVL main dam is considered relatively low.

Based on the above information, the risk of pollutant release due to Project inundation caused by a flood, tsunami, or seiche is not applicable. Impacts would be less than significant and no mitigation is required.

e) Less Than Significant Impact.

Water Quality Control Plan

The *WQMP* has been prepared specifically to comply with the requirements of the City of Menifee and the County of Riverside for Ordinance No. 754.2 which includes the requirement for the preparation and implementation of a Project-specific *WQMP*. The Project site is located in the Santa Ana Region Watershed, within the jurisdiction of the Santa Ana Regional Board, where discharges from Riverside County's Phase I MS4s are regulated through the Riverside County MS4 Permit (Order No. R8-2010-0033 NPDES No. CAS618033, as amended by Order No. R8-2013-0024) pursuant to section 402(p) of the Federal Clean Water Act. With adherence to and implementation of the conclusions and recommendations set forth in the *WQMP* (reference **Standard Condition SC-HYD-3**), the Project site development plan would not conflict with or obstruct implementation of a water quality control plan (see also discussion under Threshold X.a above). With regulatory compliance, impacts would be less than significant and no mitigation is required.

Groundwater Management Plan

According to the 2022 EMWD website, the State's Sustainable Groundwater Management Act (SGMA) of 2014 was passed to "achieve sustainable groundwater management in a manner that prevents significant and unreasonable impacts to groundwater basins in California". Under the SGMA, each high and medium priority basin identified by the California Department of Water Resources (DWR) is required to have a Groundwater Sustainability Agency (GSA) that will be responsible for groundwater management and

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development of a Groundwater Sustainability Plan (GSP). The EMWD is the GSA for the West San Jacinto Groundwater Basin and is responsible for development and implementation of a GSP.

The San Jacinto Groundwater Basin (Basin) is the source of groundwater production for EMWD and several other area water purveyors. EMWD has been actively managing the Basin as part of a voluntary Assembly Bill 3030 effort passed in 1992. EMWD adopted the West San Jacinto Groundwater Basin Management Plan in 1995. The eastern portion of the Basin is adjudicated. In April 2013, a Stipulated Judgment was entered with the Superior Court of the State of California for the County of Riverside adopting the Management Plan and creating the Hemet-San Jacinto Watermaster (Watermaster). However, the western portion of the Basin, including the Menifee area, is not currently adjudicated.

According to the DWR Adjudicated Areas Interactive Map Website, the physical Project area is not currently covered by a sustainable groundwater basin management plan. The SGMA was passed into law in 2014 and requires that medium and high priority groundwater basins designated by the Department of Water Resources (DWR) be managed by Groundwater Sustainability Agencies. Subsequently, EMWD became the GSA for the western portion of the San Jacinto Groundwater Basin on April 24, 2017. The San Jacinto Groundwater Basin is deemed a high priority basin but not critically over drafted by DWR, and the GSA is required to develop by 2022 and implement by 2042 a GSP. The GSP will document basin conditions and basin management will be based on measurable objectives and minimum thresholds defined to prevent significant and unreasonable impacts to the sustainability indicators defined in the GSP.

The previous analysis in Threshold X.b above concluded that the Project site would not have a significant impact on groundwater quantity or quality, therefore it will have less than significant impacts on ongoing groundwater management planning efforts for this area and no mitigation is required.

Summary

For these reasons, the Project would not conflict with or obstruct implementation of a sustainable groundwater management plan or planning effort. Therefore, any impacts would be less than significant with regulatory compliance and no mitigation is required.

Standard Conditions and Regulatory Requirements

- | | |
|-----------------|---|
| SC-HYD-1 | Site Drainage Plan. A site drainage plan is required by the City of Menifee and will be reviewed by the City Engineering Department. The final grading and drainage plan will be approved by the City Engineering Department during plan check review. |
| SC-HYD-2 | SWPPP. Erosion and siltation reduction measure BMPs contained in the required SWPPP will be implemented during construction. At the completion of construction, the Project will consist of impervious surfaces, landscaped planters, and post-construction BMPs. |
| SC-HYD-3 | WQMP. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. |
| SC-HYD-4 | Storm Drainage Facilities. The Project applicant shall pay Development Impact Fees (DIF) for residential development at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. DIF for non-residential development shall be paid prior to the issuance of a building permit. |

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SC-HYD-5 **Wastewater.** All wastewater associated with the Project's interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant.

Mitigation Measures: None required or recommended.

XI. LAND USE AND PLANNING

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

Sources: Table 1, *Surrounding Land Uses*, and Figure 6, *Aerial Photo*; Figure 3, *General Plan Land Use Designations*, Figure 4, *Zoning Classifications*, provided in Section I. of this Initial Study; and *General Plan*.

Applicable General Plan Policies:

Land Use (LU) Element

Goal LU-1: Land uses and building types that result in a community where residents at all stages of life, employers, workers, and visitors have a diversity of options of where they can live, work, shop, and recreate within Menifee.

Policy LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.

Policy LU-1.4: Preserve, protect, and enhance established rural, estate, and residential neighborhoods by providing sensitive and well-designed transitions (building design, landscape, etc.) between these neighborhoods and adjoining areas.

Policy LU-1.5: Support development and land use patterns, where appropriate, that reduce reliance on the automobile and capitalize on multimodal transportation opportunities.

Policy LU-1.6: Coordinate land use, infrastructure, and transportation planning and analysis with regional, county, and other local agencies to further regional and subregional goals for jobs-housing balance.

Policy LU-1.9: Allow for flexible development standards provided that the potential benefits and merit of projects can be balanced with potential impacts.

Policy LU-2.1: Promote infill development that complements existing neighborhoods and surrounding areas. Infill development and future growth in Menifee is strongly encouraged to locate within EDC areas to preserve the rural character of rural, estate, and small estate residential uses.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. The Project site is currently vacant and relatively flat. The adjacent land to the east is developed with single family residential uses, while the land to the north is currently vacant but planned for lower density residential uses. The land to the south is planned for a community commercial center, and the Boulder Ridge Elementary School is just west of the site. The proposed Project is consistent with the General Plan land use and zoning designations for the site (see Section XI.b below). In addition, the Project does not propose construction of any roadway, permanent flood control channel, or other structure that will physically divide any portion of the community. At present, some students living east of the Project site that attend the Boulder Ridge Elementary School may walk across the Project site as a “short cut” to and from the school. However, this is not considered a “safe” route to school (e.g., all weather, close and to and visible from residences, etc.) and this informal travel route will be eliminated once the proposed Project is

XI. LAND USE AND PLANNING

built (i.e., development will be gated and fenced). Impacts will be less than significant and no mitigation is required.

Lastly, the Project does not propose construction of any roadway, permanent flood control channel, or other structure that will physically divide any portion of the community. Any impacts will be less than significant and no mitigation is required.

b) Less Than Significant Impact. The City of Menifee has historically been a rural area but has been urbanizing in recent years. The proposed apartment units are at a density within the range allowed by the General Plan designation and zoning classification for the site (8.1-14 du/ac Residential and MDR=Medium Density Residential). The proposed apartment buildings are of similar scale and appearance compared to existing and planned residential uses in the area, although of a higher density (13.95 units/acre compared to approximately 5 units/acre for the residences within the Menifee Village Ranch Specific Plan to the east, and 2.1-5 units/acre approved to the north).

As proposed, the Project is consistent with the land use development limits of the General Plan Land Use Element and zoning as well as the General Plan goals and policies applicable to residential development. Other elements of the City's General Plan also contain goals and policies that are applicable to the proposed Project which are evaluated in the individual sections of this Initial Study where applicable. The City, through exercising its independent review, has determined that the proposed Project would be consistent with these applicable policies in the City's General Plan. The proposed Project is also consistent and compatible with surrounding development/land uses.

The City's General Plan also contains other goals and policies that are applicable to the proposed Project. These applicable goals and policies from the City's General Plan were listed above and are listed within the individual sections of this Initial Study (where applicable) and the applicable land use goals and policies are listed above. The City, through exercising its independent review, has determined that the proposed Project would be consistent with these applicable policies in the City's General Plan. In addition, the Project's discretionary actions include the tentative map and plot plan which will merge or consolidate the 3 parcels into 1 parcel, vacant necessary right-of-way (ROW), and dedicate additional ROW along the frontages. None of these actions have any adverse environmental impacts.

Therefore, the Project will not result in a land use significant environmental and use impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction adopted for the purpose of avoiding or mitigating an environmental effect. No impacts will occur.

Mitigation Measures: None required or recommended.

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

Sources: *General Plan*; *GPEIR* (Chapter 5.11, *Mineral Resources*).

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-4: Efficient and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.

Analysis of Project Effect and Determination of Significance:

a) No Impact. The California Geological Survey Mineral Resources Project provides information about California's non-fuel mineral resources. The Mineral Resources Project classifies lands throughout the state that contain regionally significant mineral resources, as mandated by the Surface Mining and Reclamation Act (SMARA) of 1975. Non-fuel mineral resources include metals such as gold, silver, iron, and copper; industrial metals such as boron compounds, rare-earth elements, clays, limestone, gypsum, salt and dimension stone, and construction aggregate, including sand, gravel, and crushed stone. Development generally results in a demand for minerals, especially construction aggregate. Urban preemption of prime deposits and conflicts between mining and other uses throughout California led to passage of the SMARA, which requires all cities and counties to incorporate in their general plans the mapped designations approved by the State Mining and Geology Board.

The classification process involves the determination of Production-Consumption (P-C) Region boundaries, based on identification of active aggregate operations (Production) and the market area served (Consumption). The P-C regional boundaries are modified to include only those portions of the region that are urbanized or urbanizing and are classified for their aggregate content. An aggregate appraisal further evaluates the presence or absence of significant sand, gravel, or stone deposits that are suitable sources of aggregate. The classification of these mineral resources is a joint effort of the state and the local governments. It is based on geologic factors and requires that the State Geologist classify the mineral resources area as one of the four Mineral Resource Zones (MRZs), Scientific Resource Zones (SZ), or Identified Resource Areas (IRAs), described below:

- **MRZ-1:** A Mineral Resource Zone where adequate information indicates that no significant mineral deposits are present or likely to be present.
- **MRZ-2:** A Mineral Resource Zone where adequate information indicates that significant mineral deposits are present, or a likelihood of their presence and development should be controlled.
- **MRZ-3:** A Mineral Resource Zone where the significance of mineral deposits cannot be determined from the available data.
- **MRZ-4:** A Mineral Resource Zone where there is insufficient data to assign any other MRZ designation.

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- **SZ Areas:** Containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance shall be classified in this zone.
- **IRA Areas:** County or State Division of Mines and Geology Identified Areas where adequate production and information indicates that significant minerals are present.

As part of the classification process, an analysis of site-specific conditions is utilized to calculate the total volume of aggregates within individually identified Resource Sectors. Resource Sectors are those MRZ-2 areas identified as having regional or statewide significance. Anticipated aggregate demand in the P-C Regions for the next 50 years is then estimated and compared to the total volume of aggregate reserves identified within the P-C Region.

The City of Menifee is in the San Bernardino P-C Region, in which aggregate mineral resource zones were last mapped by the California Geological Survey in 2008. The following MRZs are mapped in the City of Menifee (reference Figure 5.11-1, Mineral Resource Zones of the *GPEIR*).

- MRZ-1: 308 acres in northwest part of City near the northwest corner of Sun City.
- MRZ-3: 22,017 acres, almost three-quarters of the City. Most of the eastern, southern, and northwestern parts of the City are designated MRZ-3.
- Urban Area: 7,488 acres consisting of most of the central and north-central and parts of the western portion of the City. Urban areas are not defined as mineral resource zones because mining in these areas is already precluded by urban development.

As stated in the *GPEIR*, no known significant mineral resources have been designated in the City of Menifee. The Project site is located in the Urban Area Zone. There are no mineral extraction or process facilities on or near the site and no mineral resources are known to exist within the vicinity. Therefore, no impacts will occur and no mitigation is required.

b) No Impact. Please reference the discussion in Threshold XII.a above. There are no mineral extraction or process facilities on or near the site. No mineral resources are known to exist within the vicinity. No impacts will occur and no mitigation is required.

Mitigation Measures: None required or recommended.

XIII. NOISE

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

Sources: *Noise Impact Analysis, Village at Junipero, City of Menifee*, prepared by Urban Crossroads, November 2, 2022 (*Noise Study*, Appendix I); *General Plan*; and City of Menifee Municipal Code Section 9.215.060(C).

Applicable General Plan Policies:

Noise (N) Element

Goal N-1: Noise-sensitive land uses are protected from excessive noise and vibration exposure.

Policy N-1.1: Assess the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development project applications.

Policy N-1.2: Require new projects to comply with the noise standards of local, regional, and state building code regulations, including but not limited to the City's Municipal Code, Title 24 of the California Code of Regulations, the California Green Building Code, and subdivision and development codes.

Policy N-1.3: Require noise abatement measures to enforce compliance with any applicable regulatory mechanisms, including building codes and subdivision and zoning regulations, and ensure that the recommended mitigation measures are implemented.

Policy N-1.7: Mitigate exterior and interior noises to the levels listed in the table below to the extent feasible, for stationary sources adjacent to sensitive receptors:

Stationary Noise Standards

Land Use	Interior Standards	Exterior Standards
Residential		
10:00 p.m. to 7:00 a.m.	40 Leq (10 minute)	45 Leq (10 minute)
7:00 a.m. to 10:00 p.m.	55 Leq (10 minute)	65 Leq (10 minute)

Policy N-1.8: Locate new development in areas where noise levels are appropriate for the proposed uses. Consider federal, state, and City noise standards and guidelines as a part of new development review.

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Policy N-1.9: Limit the development of new noise-producing uses adjacent to noise-sensitive receptors and require that new noise-producing land be are designed with adequate noise abatement measures.

Policy N-1.11: Discourage the siting of noise-sensitive uses in areas in excess of 65 dBA CNEL without appropriate mitigation.

Policy N-1.13: Require new development to minimize vibration impacts to adjacent uses during demolition and construction.

Goal N-2: Minimal Noise Spillover. Minimal noise spillover from noise-generating uses, such as agriculture, commercial, and industrial uses into adjoining noise-sensitive uses.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant with Mitigation Incorporated.

A detailed *Noise Study* was prepared for the proposed Project and the following information is summarized from that report (Appendix I).

Background Information

Sound consists of energy waves that people receive and interpret while noise can be defined as unwanted sound. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

- **L_{eq} (Equivalent Energy Noise Level):** The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.
- **CNEL (Community Noise Equivalent Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m.
- **L_{DN} (Day-Night Average Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00 a.m.

CNEL and L_{DN} are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. L_{eq} is better utilized for describing specific and consistent sources because of the shorter reference period.

Construction Noise Standards

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To control noise impacts associated with the construction of the proposed Project, the City has established limits to the hours of operation. Section 9.215.060(C) of the City's Municipal Code indicates that private construction projects, located within one-quarter of a mile from an occupied residence, are considered exempt from the Development Code noise standards if they occur within the permitted hours of 6:30 a.m. and 7:00 p.m. with no activity allowed on Sundays and nationally recognized holidays. However, neither the General Plan Noise Element nor the Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a *substantial temporary or permanent increase in ambient noise levels*. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts. According to the FTA, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction noise assessment. The FTA considers a daytime exterior construction noise level of 80 dBA L_{eq} as a reasonable threshold for noise sensitive residential land use.

Sensitive Receptors and Existing Noise Levels

Certain land uses and their occupants are considered sensitive for elevated noise levels. The four (4) closest "sensitive receptors" to the Project site are existing residential uses immediately east, west, and north of the site, and the Boulder Ridge Elementary School immediately west of the site. These locations are designated R1 through R4 in the *Noise Study* and shown in **Exhibit 11, Closest Noise Receptor Locations**. In addition, **Table 13-1, Existing Noise Levels**, provides the ambient noise during both daytime and nighttime conditions at these receptor locations. The background ambient noise levels in the Project study area are typical of suburban/rural areas and are dominated by the transportation-related noise associated with nearby surface streets, including truck traffic.

**Table 13-1
Existing Noise Levels**

Location ¹	Description	Energy Average Noise Level (dBA L_{eq}) ²	
		Daytime	Nighttime
R1	Located north of the Project site along Heritage Lake Drive near single-family residence at 27151 Settlement Street.	50.2	45.2
R2	Located east of the Project site along Menifee Road near single-family residence at 27299 Stonehurst Road.	57.0	54.9
R3	Located west of the Project site along Junipero Road near Boulder Ridge Elementary School	58.7	47.4
R4	Located west of the Project site along Junipero Road near single-family residence at 27250 Buckaroo Circle.	57.6	50.1

¹ See Exhibit 11 for the sensitive receptor/noise level measurement locations.

² Energy (logarithmic) average levels..

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Source: Table 5-1, UC 2022c

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Exhibit 11
Closest Noise Receptor Locations



LEGEND:

Site Boundary

Distance from receiver to Project site boundary (in feet)

Receiver Locations

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS

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Significance Thresholds

The Noise Study identified a number of noise (and vibration) thresholds applicable to the proposed Project for construction impacts, offsite impacts, and operational impacts, as shown in **Table 13-2, Significance Thresholds**. Sources for these thresholds include the City's General Plan, Municipal Code, Caltrans, Federal Transit Administration (FTA), and Federal Interagency Committee on Noise (FICON).

**Table 13-2
Significance Thresholds**

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site	Noise-Sensitive ¹	If ambient is < 60 dBA L _{eq} ¹	≥ 5 dBA L _{eq} Project increase	
		If ambient is 60 - 65 dBA L _{eq} ¹	≥ 3 dBA L _{eq} Project increase	
		If ambient is > 65 dBA L _{eq} ¹	≥ 1.5 dBA L _{eq} Project increase	
	Non-Noise-Sensitive ²	if ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
Operational	Noise-Sensitive ¹	Exterior Noise Level Limit ³	65 dBA L _{eq}	45 dBA L _{eq}
		If ambient is < 60 dBA L _{eq} ¹	≥ 5 dBA L _{eq} Project increase	
		If ambient is 60 - 65 dBA L _{eq} ¹	≥ 3 dBA L _{eq} Project increase	
		If ambient is > 65 dBA L _{eq} ¹	≥ 1.5 dBA L _{eq} Project increase	
	Non-Noise-Sensitive ²	If ambient is < 70 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
Construction	Noise-Sensitive ¹	Permitted hours of 6:30 a.m. and 7:00 p.m. ⁴		
		Noise Level Threshold ⁵	80 dBA L _{eq}	n/a
		Vibration Level Threshold ⁶	0.30 PPV (in/sec)	

¹ FICON, 1992.

² City of Menifee General Plan Noise Element, Table N-b3.

³ City of Menifee Development Code, Section 9.215.060 (Appendix 3.1).

⁴ Section 9.215.060(C) of the City of Menifee Municipal Code (Appendix 3.1).

⁵ Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

⁶ Caltrans Transportation and Construction Vibration Manual, April 2020 Table 19.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Source: Table 4-1, UC 2022c

Construction Impacts

The degree of construction noise may vary for different areas of the Project site and also vary depending on the construction activities. The construction noise analysis of the *Noise Study* was prepared using reference construction equipment noise levels from the Federal Highway Administration (FHWA) published the Roadway Construction Noise Model (RCNM), which includes a national database of construction equipment reference noise emission levels. Noise levels associated with Project construction will vary with the different phases of construction. The Noise Study estimated noise generated characteristics of typical construction activities. The data is presented in **Table 13-3, Construction Noise Levels**.

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**Table 13-3
Construction Noise Levels**

Construction Stage	Reference Construction Equipmnet ¹	Reference Noise Level @ 50 Feet (dBA L _{eq})	Composite Reference Noise Level (dBA L _{eq})	Reference Power Level (dBA L _w)
Site Preparation	Dozer	78.0	83.4	115.1
	Front End Loader	75.0		
	Grader	81.0		
Grading	Excavator	77.0	84.0	115.6
	Tractor	80.0		
	Scraper	80.0		
Building Construction	Crane	73.0	77.4	109.1
	Backhoe	74.0		
	Generator (<25kVA)	70.0		
Paving	Paver	74.0	77.8	109.5
	Dump Truck	72.0		
	Roller	73.0		
Architectural Coating	Man Lift	68.0	76.2	107.8
	Compressor (air)	74.0		
	Generator (<25kVA)	70.0		

¹ FHWA Road Construction Noise Model.
Source: Table 11-1, UC 2022c

The *Noise Study* evaluated potential Project-generated construction noise and determined it will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Site grading is expected to produce the highest sustained construction noise levels due to the use of large earthmoving equipment. As shown on **Table 13-4, Construction Noise Impacts**, construction noise levels at the nearby sensitive receptors are expected to range from 50.1 to 62.6 dBA L_{eq}, and the highest construction levels are expected to range from 57.9 to 62.6 dBA L_{eq} at the nearby receiver locations.

Table 13-3 also evaluates whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA L_{eq} significance threshold during Project construction activities as shown on Table 13-3. Therefore, the noise impacts due to Project construction noise will be less than significant at all receiver locations and no mitigation is required.

The Project will be required to comply with the construction noise hour limits allowed under the Municipal Code (see **Standard Conditions SC-NOI-1 and SC-NOI-2**) which is considered regulatory compliance and not unique mitigation for the Project.

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**Table 13-4
Construction Noise Impacts**

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels ²
R1	62.1	62.6	56.0	56.5	54.8	62.6
R2	57.4	57.9	51.3	51.8	50.1	57.9
R3	59.8	60.3	53.7	54.2	52.5	60.3
R4	61.2	61.7	55.1	55.6	53.9	61.7
Exceeds Significance³ Threshold?						No

¹ Noise receiver locations are shown on Exhibit 11-A.

² Construction noise level calculations based on distance from the construction activity, which is measured from the Project site Boundary, to the nearest receiver locations.

³ Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual identifies 80 dBA as threshold.
Source: Tables 11-2 and 11-3, UC 2022c

Although construction will occur within a quarter mile of existing residences, the construction noise levels will be below the City's 65 dBA daytime limit. Furthermore, construction is anticipated to occur during the permissible hours according to the City's Municipal Code. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. With implementation of **SC-NOI-1** and **SC-NOI-2**, potential construction-related noise impacts of the Project will be maintained at less than significant levels and no mitigation is required.

Operational Impacts

Sensitive receptors that may be affected by operational noise of the Project are adjacent land uses to the immediate west, north, and east of the Project site. Operational noise from occupancy of the Project may result from either stationary sources such as air conditioning or mobile sources such as vehicles traveling to and from the site. The *Noise Study* identified a number of thresholds that were appropriate for land uses in the surrounding area that could be affected by Project noise (see previous Table 13-2).

Stationary Noise Sources

The *Noise Study* indicates that worst-case stationary noise was modeled in the *Noise Study* using CadnaA noise prediction model software. The Project would include specific types of operational noise such as swimming pool activities, outdoor activity areas, parking lot vehicle movements, air conditioning units, and trash enclosure activities. Project operational noise levels during the daytime hours at off-site receiver locations are expected to range from 41.5 to 47.1 dBA L_{eq} as shown in **Table 13-5**. Project operational noise levels during the nighttime hours at off-site receiver locations are expected to range from 34.5 to 41.8 dBA L_{eq} as shown in **Table 13-6**. The *Noise Study* determined that Project operational noise levels will satisfy Section 9.215.060 of the City of Menifee Development Code daytime and nighttime noise standards of 65 dBA and 45 dBA L_{eq}, respectively, at all residential sensitive receptors (R1 – R4) which are considered the "worst case" potential conditions, as shown in **Table 13-7**. Table 13-7 also demonstrates the expected noise increases from Project activities do not exceed the "significant increase" criteria of 5 dBA outlined in the previous Table 13-2. Therefore, potential Project operational noise impacts from stationary sources will be less than significant and no mitigation is required.

Table 13-5

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Daytime Operational Noise Levels

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA L _{eq})			
	R1	R2	R3	R4
Swimming Pool	37.6	36.2	33.0	32.7
Outdoor Activity	43.2	35.7	43.7	41.5
Parking Lot Vehicle Movements	31.4	22.8	31.6	30.1
Air Conditioning Units ¹	37.0	33.9	35.1	39.0
Trash Enclosure Activity	40.7	35.7	40.7	44.2
Total (All Noise Sources)	46.5	41.5	46.2	47.1

¹ See Exhibit 11 for the noise source locations.
Source: Table 10-2, UC 2022c

Table 13-6
Nighttime Operational Noise Levels

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA L _{eq})			
	R1	R2	R3	R4
Swimming Pool	0.0	0.0	0.0	0.0
Outdoor Activity	0.0	0.0	0.0	0.0
Parking Lot Vehicle Movements	27.4	18.8	27.6	26.1
Air Conditioning Units ¹	34.3	31.1	32.3	36.2
Trash Enclosure Activity	36.7	31.7	36.7	40.2
Total (All Noise Sources)	39.0	34.5	38.4	41.8

¹ See Exhibit 11 for the noise source locations.
Source: Table 10-3, UC 2022c

Table 13-7
Project Operational Noise Impacts

Noise Impact Criteria	Operational Noise Levels by Receiver Location (dBA L _{eq}) ¹			
	R1	R2	R3	R4
<u>Project Operational Noise Levels²</u>				
Daytime	46.5	41.5	46.2	47.1
Nighttime	39.0	34.5	38.4	41.8
<u>Exterior Noise Level Standards³</u>				
Daytime	65	65	65	65
Nighttime	45	45	45	45
<u>Noise Level Standard Exceeded?⁴</u>				
Daytime	No	No	No	No
Nighttime	No	No	No	No
<u>Significant Increase Criteria⁵</u>				
Project Increase (Daytime/Nighttime)	1.5/0.9	0.1/0.0	0.2/0.5	0.4/0.6
Criteria Exceeded?	No	No	No	No

¹ See Exhibit 11 for the noise source locations.

² Proposed Project operational noise levels as shown on Tables 10-2 and 10-3, UC 2022b.

³ Exterior noise level standard for residential land use as shown on Table 4-1, UC 2022b.

⁴ Do the estimated Project operational noise source activities exceed the noise level standards?

⁵ See Table 13-2 in Init

NOTE: "Daytime" = 7:01 a.m. to 10:00 p.m.; "Nighttime" = 10:01 p.m. to 7:00 a.m.

Source: Table 10-4, UC 2022c

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Mobile Sources

Traffic generated by the operation/occupancy of the proposed Project will influence the traffic noise levels in surrounding off-site areas. To quantify the traffic noise increases on the surrounding off-site areas, the changes in traffic noise levels on nineteen roadway segments surrounding the Project site were calculated based on the change in the average daily traffic (ADT) volumes. To assess the off-site noise level impacts associated with the proposed Project, noise level contour boundaries were developed for Existing and Opening Year Cumulative traffic conditions.

The *Noise Study* presented a number of traffic scenarios to fully assess potential offsite noise impacts from Project traffic. Existing noise levels on area roadways are estimated to range from 54.1 - 74.4 dBA CNEL without accounting for any noise attenuation features such as noise barriers or topography. The anticipated noise impacts from Project traffic on neighboring land uses are shown in **Table 13-8** for Opening Year and **Table 13-9** for Cumulative Conditions. When Project traffic is added to existing condition, these noise levels increase to 57.0 - 74.5 dBA CNEL. Therefore, the Project will result in offsite noise increases of 0.0 - 4.6 dBA CNEL (Tables 8-5 to 8-7, UC 2022c). Based on the selected significance criteria for offsite traffic noise indicated in Table 13-2, the *Noise Study* concluded that nearby land uses along study area roadway segments would not experience significant noise level increases due to Project-related traffic and no mitigation is required. It should be noted the Project will have a six-foot tall perimeter block wall that will effectively shield adjacent land uses (and sensitive receptors) from onsite vehicular noise (*Project Plans*, Appendix A). Therefore, offsite noise impacts from mobile sources will be less than significant and no mitigation is required.

**Table 13-8
Opening Year Project Traffic Noise Impacts**

Road/Segment ¹	CNEL at Receiving Land Use (dBA) ²			Project Noise Increase Impacts ³	
	No Project	With Project	Project Addition	Threshold	Exceeded?
<u>McCall Boulevard</u>					
East of Junipero Road (8)	72.8	72.9	0.1	1.5	No
East of Menifee Road (9)	71.1	71.1	0.0	1.5	No
<u>Heritage Lake Drive</u>					
East of Junipero Road (10)	54.6	59.1	4.5	5.0	No
East of Driveway 1 (11)	57.0	58.8	1.8	5.0	No
East of Menifee Road (12)	64.2	64.3	0.1	3.0	No
<u>Menifee Road</u>					
North of McCall Boulevard (14)	72.3	72.4	0.1	1.5	No
North of Driveway 2 (15)	72.3	72.4	0.1	1.5	No
North of Heritage Lake Drive (16)	72.3	72.4	0.1	1.5	No
<u>Junipero Road</u>					
North of McCall Boulevard (17)	58.5	59.7	1.2	5.0	No
North of Heritage Lake Drive (18)	55.7	57.9	2.2	5.0	No

¹ Selected road segments adjacent or closest to Project site that will have largest noise increases and have sensitive land uses adjacent
Numbers in parentheses are the assigned study area segment numbers per UC 2022c and UC 2023

² The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.

³ Does the Project create an incremental noise level increase exceeding the significance criteria (Table 4-1. UC 2022c)

Note that the threshold is different if the existing noise is over 65 dBA.

Source: Table 8-6, UC 2022c

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**Table 13-9
Cumulative Project Traffic Noise Impacts**

Road/Segment ¹	CNEL at Receiving Land Use (dBA) ²			Project Noise Increase Impacts ³	
	Opening w/ Cumulative	Cumulative Increase	Project Addition	Threshold	Exceeded?
<u>McCall Boulevard</u>					
East of Junipero Road (8)	72.9	1.8	0.1	1.5	No
East of Meniffee Road (9)	71.1	1.4	0.0	1.5	No
<u>Heritage Lake Drive</u>					
East of Junipero Road (10)	59.1	4.7	4.5	5.0	No
East of Driveway 1 (11)	58.8	2.1	1.8	5.0	No
East of Meniffee Road (12)	64.3	0.3	0.1	3.0	No
<u>Meniffee Road</u>					
North of McCall Boulevard (14)	72.4	1.8	0.1	1.5	No
North of Driveway 2 (15)	72.4	1.8	0.1	1.5	No
North of Heritage Lake Drive (16)	72.4	1.8	0.1	1.5	No
<u>Junipero Road</u>					
North of McCall Boulevard (17)	59.7	2.0	1.2	5.0	No
North of Heritage Lake Drive (18)	57.9	3.8	2.2	5.0	No

¹ Selected road segments adjacent or closest to Project site that will have largest noise increases and have sensitive land uses adjacent. Numbers in parentheses are the assigned study area segment numbers per UC 2022c and UC 2023.

² The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.

³ Does the Project create an incremental noise level increase exceeding the significance criteria (Table 4-1, UC 2022c)?

Note that the threshold is different if the existing noise is over 65 dBA.

Source: Table 8-7, UC 2022c

Onsite Operational Noise

The *Noise Study* also calculated the expected future exterior noise levels for onsite buildings and common outdoor activity areas to determine if future Project residents would be impacted by local traffic noise. The *Noise Study* determined that onsite outdoor living areas adjacent to Meniffee Road, Heritage Lake Drive, and Junipero Road will experience unshielded exterior noise levels ranging from 58.9 to 72.7 dBA CNEL (Table 7-1, UC 2022c). Therefore, **Mitigation Measure MM-NOI-1** is recommended to assure onsite noise levels achieve the City's General Plan outdoor noise standard of 70 dBA CNEL for multi-family residences.

In addition, the *Noise Study* shows that the residential buildings facing Meniffee Road, Heritage Lake Drive, and Junipero Road will experience future unshielded noise levels ranging from 60.4 to 68.1 dBA CNEL at the first-floor building façades and 60.4 to 72.4 dBA CNEL at the second-floor building façades (Tables 7-2 and 7-3, UC 2022c). The *Noise Study* concludes that with the recommended interior noise abatement measures for first- and second-floor facades adjacent to Meniffee Road recommended in **Mitigation Measure MM-NOI-2**, the Project will satisfy the 45 dBA CNEL noise level standards for residential development.

With implementation of **Standard Conditions SC-NOI-1 and SC-NOI-2** and **Mitigation Measures MM-NOI-1 and MM-NOI-2**, the *Noise Study* demonstrates that potential short-term construction and long-term occupancy noise impacts of the Project will be reduced to less than significant levels.

b) Less Than Significant Impact. There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration. The PPV is most frequently used to describe vibration impacts to buildings but is not always suitable for evaluating human response (annoyance) because it takes some time for the human body to respond to vibration signals.

Construction activities can produce vibration that may be felt by adjacent land uses. However, it should be noted all of the surrounding structures are new or recent and none are older and/or historical which could be

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impacted to a greater degree by vibration than newer structures. The previous Table 13-2 included thresholds for significant vibration impacts during construction.

The City General Plan and Municipal Code do not identify specific vibration thresholds for significant impacts. For this analysis, the Caltrans *Transportation and Construction Vibration Guidance Manual*, Table 19 regarding vibration damage is being used to assess potential temporary construction-related impacts at adjacent building locations. Table 13-2 indicated the maximum acceptable continuous vibration threshold for nearby residential structures is 0.30 PPV (in/sec). Since the Project is residential it has no activities or equipment that would generate significant vibration on an ongoing basis. Therefore, the following analysis is only for construction-related vibration impacts.

Construction of the proposed Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction would most likely be from a bulldozer. A small bulldozer has a vibration impact of 0.003 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk of architectural damage. Ground vibration levels associated with various types of construction equipment are summarized on Table 13-10. Based on the representative vibration levels presented for various construction equipment types, it is possible to estimate the potential Project construction vibration levels on the site using the following vibration assessment methods defined by the Caltrans.

Table 13-10
Vibration Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual
Source: Table 11-4, UC 2022c

Using the vibration source level of construction equipment provided on Table 13-10 and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 13-11 presents the expected Project related vibration levels at the nearby receiver locations. Table 13-11 indicates that, at distances ranging from 61 to 185 feet from Project construction activities to the nearest façade receiver locations, construction vibration velocity levels are estimated to range from less than 0.01 to 0.02 in/sec PPV and will not exceed the Caltrans construction vibration threshold of 0.30 in/sec PPV at off-site receivers. Therefore, the Project-related vibration impacts are considered less than significant and no mitigation is required.

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**Table 13-11
Project Construction Vibration Impacts**

Noise Characteristic/Source	Typical Construction Vibration Levels PPV (in/sec) ¹			
	R1	R2	R3	R4
Distance from Construction Activities (feet)	89'	185'	102'	61'
Small Bulldozer	0.0	0.0	0.0	0.0
Jackhammer	0.01	0.0	0.0	0.01
Loaded Trucks	0.01	0.0	0.01	0.02
Large Bulldozer	0.01	0.0	0.01	0.02
Highest Vibration Level	0.01	0.0	0.01	0.02
Threshold PPV (in/sec) ²	0.30	0.30	0.30	0.30
Threshold Exceeded?	No	No	No	No

¹ See Exhibit 11 for the noise source locations. Based on the Vibration Source Levels of Construction Equipment (Table 13-10)

² Caltrans Transportation and Construction Vibration Manual, April 2020 Table 19

"PPV" = Peak Particle Velocity

Source: Tables 11-2 and 11-3, UC 2022c

c) No Impact. The closest airport facilities to the Project site are the French Valley Airport approximately 9.7 miles south of the site. The site is not within two miles of the Airport Land Use Plan for this facility. There are also no established airstrips within two miles of the Project site. Therefore, the Project will not be subject to any noise-related impacts in this regard and no mitigation is required.

Standard Conditions and Regulatory Requirements

SC-NOI-1 The Menifee Municipal Code, Section 9.210.060 (Noise Control Regulations), Section 9.210.060 – General Exemptions, exemptions relevant to the Project include:

- Property maintenance including lawnmowers, leaf blowers, etc., provided such maintenance occurs between the hours of 7 a.m. and 8:00 p.m.;
- Motor vehicles, other than off-highway vehicles; and
- Heating and air conditioning equipment in proper repair.

SC-NOI-2 The Menifee Municipal Code, Section 9.210.060 (Noise Control Regulations), Section 9.210.060 – Construction-Related Exemptions, construction noise is exempt from applicable noise standards provided that:

- The construction project is located at least one-quarter mile from an inhabited dwelling; or
- Construction does not occur between the hours of 7:00 p.m. and 6:30 a.m.

Mitigation Measures:

MM-NOI-1 **Perimeter Noise Barriers.** To satisfy the City's 70 dBA CNEL external noise limit for multi-family housing, the Project will install a perimeter noise barrier as shown on Exhibit ES-A from the Project Noise Study prepared by Urban Crossroads dated November 2, 2022. The effective noise barrier height recommendations represent the minimum wall and/or berm combination height of six (6) feet required to satisfy the City's exterior noise level standards.

The recommended noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the planned height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier should extend to the recommended height above the highest point between the residential home and the road.

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To be effective, the barrier should provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20 dBA. The noise barrier could be constructed using the following alternative materials to the satisfaction of the City Engineer:

- Masonry block;
- Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot capable of providing a minimum transmission loss of 20 dBA;
- Earthen berm; or
- Any combination of these construction materials.

The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout or caulking.

MM-NOI-2 Noise Reduction Improvements. To satisfy the City's 45 dBA CNEL internal noise limit for multi-family housing, the Project will provide mechanical ventilation (Heating, Ventilation, and Air Conditioning or HVAC) for all units to allow windows closed interior conditions with windows-closed conditions.

The Project will provide noise reduction of up to 22.8 dBA for all units or equivalent to meet the City's internal noise limits. In addition, the Project shall provide to units adjacent to Menifee Road a noise reduction of up to 27.4 dBA with windows-closed conditions. In addition, the Project shall provide the following additional noise reduction improvements:

Windows & Glass Doors: Second Story facades of Building 14 through 17 adjacent to Menifee Road require windows and glass doors with well-fitted, well-weather-stripped assemblies with minimum sound transmission class (STC) ratings of 28.

Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 27. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.

Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.

Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g., air conditioning) or active ventilation system (e.g., fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

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

Sources: *General Plan*; *GPEIR* (Chapter 5.13, *Population and Housing*); Department of Finance Population Estimates; Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS); and Figure 9, Aerial Photo in Section I. of this Initial Study; and U.S. Census Bureau (USCB) QuickFacts, Menifee City, CA, 2020 US Census data. Website accessed July 2022 <https://www.census.gov/quickfacts/fact/table/menifeecitycalifornia/>.

Applicable General Plan Policies:

Housing Element (6th cycle, 2021-2029)

Goal HE-1: A diverse housing stock that offers a full range of housing opportunities for Menifee residents and supports the local economy.

Goal HE-2: Quality residential development, sustainable safe neighborhoods with a variety of housing types, designs, and opportunities, well-served by ample parks, infrastructure, community amenities, and public services and facilities.

Goal HE-3: Improved opportunities for moderate and low-income residents and those with special needs to rent, purchase, or maintain adequate housing.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. The Project is proposing to construct 240 new attached apartment residences. The U.S. Census Bureau indicates the City has an average occupancy of 3.16 persons per household for single family units and approximately 2.43 persons per apartment according to the MCC Section 7.75.060. Therefore, the Project could generate as many as 583 City residents at buildout.

According to the Department of Finance Population Estimates, the City of Menifee had a population of 97,093 as of January 1, 2020. The Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Adopted Growth Forecast projects an estimated population of 132,101 by the year 2040. The projected 583 residents from the Project, if all are new to the City, represents 1.67 percent of this anticipated growth⁵.

Since the Project is consistent with the General Plan land use and zoning designations, any direct increases in population as a result of the Project are insignificant as they are within the growth assumptions estimated by the City in its General Plan and by SCAG for the City of Menifee. No new expanded infrastructure is

⁵ 132,101 – 97,093 = 35,008 persons added from 2020 to 2040 and 583 new residents is 1.67 percent of that growth

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proposed that could accommodate additional growth in the area that is not already possible with existing infrastructure. Therefore, impacts will be less than significant and no mitigation is required.

b) No Impact. The Project site is currently vacant and is proposed to be developed with 240 multi-family residential units. There is no existing housing (or residents) on the Project site so it will not displace any existing housing. The Project is consistent with the General Plan land use designation and zoning for the site. The site is also surrounded on three sides by single family detached housing and is adjacent to the Boulder Ridge Elementary School and a future commercial center within walking distance. The site offers housing options for City residents and is an appropriate location for multi-family housing. Therefore, the Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur and no mitigation is required.

Mitigation Measures: None required or recommended.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: GPEIR (Chapter 5.14, *Public Services*); *General Plan*; *Map My County* (Appendix J); Google Earth; Menifee Ordinance No. 17-232 (Development Impact Fees) and Menifee Municipal Code Chapter 8.20 (Fire Code); GoogleEarth website 2022; Romoland School District website; and Perris Union High School District website.

Applicable General Plan Policies:

Safety (S) Element

Goal S-4: A community that has effective fire mitigation and response measures in place, and as a result is minimally impacted by wildland and structure fires.

Policy S-4.1: Require fire-resistant building construction materials, the use of vegetation control methods, and other construction and fire prevention features to reduce the hazard of wildland fire.

Policy S-4.2: Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure, and response times, are adequate for all sections of the City.

Policy S-4.4: Review development proposals for impacts to fire facilities and compatibility with fire areas or mitigate.

Open Space and Conservation (OSC) Element

Goal OSC-1: A comprehensive system of high quality parks and recreation programs that meets the diverse needs of the community.

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

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. The City of Menifee contracts for fire services with the Riverside County Fire Department/CAL FIRE, providing a full range of fire protection services including fires, rescues, traffic accidents, medical emergencies, and requests for general public assistance.

The Homeland Station #54, is located approximately 2.2 driving miles northeast of the Project site at 25730 Sultanas Road (GoogleEarth). Additionally, the Sun City Station #7 is located at 28349 Bradley Road, approximately 2.6 driving miles west-southwest of the Project site (GoogleEarth). The proposed Project is not anticipated to require additional fire protection, as the Project site is already within a developed area currently served by the Fire Department.

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Prior to the issuance of building permits all construction documents will be reviewed and approved by the City of Menifee's Fire Department as contracted through CalFire for consistency with the Uniform Fire Code (Menifee Municipal Code Chapter 8.20, see **Standard Conditions SC-PS-1** through **SC-PS-7**). Compliance with these standard conditions is considered regulatory compliance and not unique mitigation under CEQA. The development will be required to provide fully operational fire suppression facilities, including hydrants, prior to the arrival of any building material being delivered to the Project site. The proposed structures will have fire sprinklers throughout the buildings as well as a dedicated fire protection water line.

The Project site is subject to Resolution No. 22-1169, Development Impact Fees (DIF). DIF shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. However, the fees may be paid at the time application is made for a building permit. DIF is used to pay for Fire protection services. Payment of the DIF is a standard condition and is not considered unique mitigation under CEQA (see **Standard Condition SC-PS-2**). Additional residential development into this area will not 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. Project impacts are considered less than significant with implementation of **Standard Conditions SC-PS-1** through **SC-PS-7**.

b) Less Than Significant Impact. The City of Menifee Police Department currently has 118 authorized personnel, including 91 sworn police officers. The Menifee Police Department is located at 29714 Haun Road in Menifee, approximately 4.5 driving miles south-southwest of the proposed Project site (GoogleEarth). No new or expanded police facilities are expected to be constructed as a result of this Project.

The proposed Project is not anticipated to require substantial additional police services, as the Project area is already within a developed area currently served by the City of Menifee Police Department. The additional 240 apartment units are expected to generate approximately 583 City residents although some portion of these may move from housing elsewhere in the City so it is unknown specifically how many of the Project occupants will be new residents in the City. The Project itself is not expected to adversely affect police services as it would not increase population.

The City development review process and building permit plan check process include review by the Police Department to ensure incorporation of defensible space concepts in site design and construction. All Projects are required to incorporate defensible space concepts, to be reviewed with the Police Department prior to approval of conditional use permits or other entitlements.

The Project site is subject to Resolution No. 22-1169, Development Impact Fees (DIF). DIF shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. However, the fees may be paid at the time application is made for a building permit. DIF is used to pay for police protection services.

Per Menifee Municipal Code Chapter 8.02 (DIF), new development is required to pay impact fees that can go toward purchasing land and construction of new police service facilities. Payment of the DIF is a standard condition and is not considered unique mitigation under CEQA (see Standard Condition SC-PS-8). Additional commercial development into this area will not 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. Any impacts are considered less than significant impact.

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c) Less Than Significant with Mitigation Incorporated. The proposed Project is located within the Romoland School District (RSD) and Perris Union High School District (PUHSD). The Project site is in the following school attendance areas; Boulder Ridge Elementary (K-5); Evan Chase Middle School (6-8), and Heritage High School (9-12).

According to demographic data from the Romoland and Perris Union school districts, the 240 apartment units of the proposed Project would be expected to generate approximately 58 elementary, 15 middle school, and 18 high school students at full occupancy, as shown in **Table 15-1, Project Student Generation**. Boulder Ridge Elementary is just west of the Project site across Junipero Road so elementary students from the Project would be able to walk to and from school. The Evan Chase Middle School is 0.9-mile southeast of the site so it may be possible for older students to walk to middle school. The high school is 1.2 miles or 2.1 miles walking distance from the Project site so high school students may need to be bussed to school depending on the resources and plans of the involved districts.

**Table 15-1
Project Student Generation**

District/ Grade Levels	RSD (K-5) Elementary	RSD (6-8) Middle School	PUHSD (9-12) High School	Total (K-12)
Rate ¹	0.2422	0.0625	0.0751	0.38
Students ²	58	15	18	91

¹ Developer Fee Justification Reports, 2020, RSD = Romoland School District, PUHSD = Perris Union High School District

² Multi-family Residential Unit Rate x 240 apartment units

The Project is consistent with the General Plan land use designation and zoning classification for the site and does not require either a General Plan Amendment or a zone change. Therefore, the Project does not require a mitigation agreement with either of the districts and is only subject to payment of established development fees for school facilities pursuant to Senate Bill 50 (see **Standard Condition SC-PS-9**). Payment of these fees is a standard condition and are not considered unique mitigation under CEQA. With payment of these fees, overall impacts to school facilities are considered to be less than significant and no mitigation is required.

d) Less Than Significant Impact. Demand for park and recreational facilities are generally the direct result of residential development. It is estimated the additional 583 residents that will be generated by the Project will create an additional demand for 2.92 acres of parkland based on the City's General Plan standard of 5 acres per thousand residents or the need to pay the equivalent value to the City in developer impact fees for parks. The Project proposes 5.7 acres of private onsite recreational facilities and will also be required to pay an appropriate in-lieu Development Impact Fee (DIF) for Quimby-related impacts in lieu of the construction of new onsite public recreation facilities. Quimby fees are used by the City for the acquisition of new parkland per state law. With a combination of private onsite facilities and payment of an in-lieu Development Impact Fee (DIF) for offsite public parkland, the Project will have less than significant impacts related to parks with regulatory compliance.

e) Less Than Significant Impact. The expansion of public services such as libraries or hospitals will not be required. The proposed development will result in an incremental, yet not significant increase the demand of such services.

As the City's population grows, new medical facilities will be required to provide health and medical services for an expanded population. Since the Project as proposed is consistent with the existing City's General Plan Land Use Plan designation of Medium Density Residential (MDR), the proposed Project would not impact the City/County-wide health and medical facilities to a greater degree than was anticipated in the General Plan. Residential development places a much larger burden on these public services.

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Impacts to library and health services are typically attributable to residential development. Therefore, the proposed Project will result in an incremental increase in impact to library and health services. However, with implementation of the City's standard Development Impact Fees (DIFs), including **Standard Conditions SC-PS-2 and SC-PS-3**, potential impacts to libraries and health services as a result of the Project are expected to be less than significant.

Standard Conditions and Regulatory Requirements

- | | |
|----------------|--|
| SC-PS-1 | Municipal Code Section 8.20 (Fire Code). The Project shall comply with applicable version of Chapter 8.20 of the Municipal Code at the time of permit issuance. |
| SC-PS-2 | Development Impact Fee (DIF)/Fire Protection and Emergency Response Services. The Project applicant shall pay Development impact fees at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. However, the fees may be paid at the time application is made for a building permit. |
| SC-PS-3 | Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal (Case PP2018-300). |
| SC-PS-4 | The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 200 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3). |
| SC-PS-5 | The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4). |
| SC-PS-6 | Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. |
| SC-PS-7 | Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow. |
| SC-PS-8 | Development Impact Fee (DIF)/Police Protection Services. The Project applicant shall pay Development impact fees at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. However, the fees may be paid at the time application is made for a building permit. |

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SC-PS-9 Prior to the issuance of a building permit for any each residential unit, the Project applicant shall pay the most recent developer fee to Romoland School District (RSD) and Perris Union High School District (PUHSD) which is applicable at the time of building permit issuance.

Mitigation Measures: No measures are required or recommended.

XVI. RECREATION

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

Sources: *General Plan*; *GPEIR* (Chapter 5.16, *Recreation*); Municipal Code Sections 9.55 and 9.56; and Development Impact Fees per Ordinance No. 17-232.

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-1: A comprehensive system of high quality parks and recreation programs that meets the diverse needs of the community.

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

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. Demand for park and recreational facilities are generally the direct result of residential development because it generates new residents or population. Goal OCS-1.2 of the City of Menifee General Plan states that it is the City's requirement to achieve 5 acres of parkland for every 1,000 city residents. According to the U.S. Census, the household size in the City of Menifee is 2.43 persons per household for apartments which translates to approximately 583 persons⁶ for this Project. Some of the residents of the Project may already live within the City and are simply relocating within the City. However, as a worst case condition, it is assumed all Project residents will be new residents to the City. These additional residents will use existing local and regional recreational facilities and programs. However, this increased use is considered incremental due to the small number of residents, and their impacts on existing parks are considered to be less than significant.

The Project proposes residential uses that are consistent with the General Plan land use and zoning designation for the site. Therefore, the Project will not introduce more new residents to the site than were anticipated under the General Plan Environmental Impact Report.

The addition of 583 new residents would generate a conceptual requirement for 2.92 acres of parkland⁷ or the need to pay the equivalent value to the City in developer park impact fees. The Project proposes 5.7 acres of private onsite recreational facilities but may also be required to pay an appropriate DIF/Quimby fee in lieu of the construction of new public recreation facilities. DIF/Quimby fees are used by the City for the acquisition of new parkland. The construction of new parks in the future would require separate CEQA

⁶ 240 units times 2.43 persons/household = 583 persons per MMC Section 7.75.060

⁷ 583 residents divided by 1000 persons times 5 acres/1000 residents required by General Plan Goal OCS-1.2 = 2.92 acres

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compliance processes and documentation. In addition, the payment of Quimby fees to the City is considered regulatory compliance and not unique mitigation under CEQA.

With onsite open space/recreational amenities and payment of Quimby fees, the Project will not increase the use of existing neighborhood and regional parks or other recreational facilities to the degree that substantial physical deterioration of the facility would occur or be accelerated. Impacts will be less than significant.

b) Less Than Significant Impact. As discussed in Threshold XII.a above, demand for park and recreational facilities are generally the direct result of residential development because it generates new residents or population. Based on data from the U.S. Census, the Project would generate approximately 583 persons for this Project which would generate a conceptual requirement for 2.92 acres of parkland. The Project would receive 50% credit for new onsite recreational land or facilities, but it will still need to pay an appropriate park impact fee to the City. With payment of Quimby fees, impacts of the Project related to the need for new recreational facilities will be less than significant

Mitigation Measures: None required or recommended.

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

Sources: *GPEIR (Chapter 7.17 – Transportation and Traffic)*; *General Plan*; Development Impact Fees per Ordinance No. 17-232; Ordinance No. 2009-62 “Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2009”; *Village at Junipero Traffic Impact Analysis, City of Menifee*, prepared by Urban Crossroads, 2-22-2023 (TIA, Appendix H); *Village at Junipero Vehicle Miles Traveled Screening Evaluation*, prepared by Urban Crossroads, 11-9-2022 (VMT Memo, Appendix H); City of Menifee Citywide Trails Map; Table 1, *Surrounding Land Uses* in Section I. of this Initial Study; Figure 8, *General Plan Land Use Designations*, Figure 9, *Zoning Classifications*, and Figure 3, *Aerial Photo*, in Section I. of this Initial Study; and Riverside Transit Agency website.

Applicable General Plan Policies:

Circulation (C) Element

Goal C-1: A roadway network that meets the circulation needs of all residents, employees, and visitors to the City of Menifee.

Policy C-1.1: Require roadways to:

- Comply with federal, state and local design and safety standards.
- Meet the needs of multiple transportation modes and users.
- Be compatible with the streetscape and surrounding land uses.
- Be maintained in accordance with best practices.

Policy C-1.2: Require development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.

Policy C-1.5: Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.

Goal C-2: A bikeway and community pedestrian network that facilitates and encourages nonmotorized travel throughout the City of Menifee.

Policy C-2.1: Require on- and off-street pathways to:

- Comply with federal, state and local design and safety standards.
- Meet the needs of multiple types of users (families, commuters, recreational beginners, exercise experts) and meet ADA standards and guidelines.
- Be compatible with the streetscape and surrounding land uses.
- Be maintained in accordance with best practices.

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Policy C-2.2: Provide off-street multipurpose trails and on-street bike lanes as our primary paths of citywide travel, and explore the shared use of low speed roadways for connectivity wherever it is safe to do so.

Policy C-2.3: Require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, transit facilities, and other key destination points.

Policy C-2.4: Explore opportunities to expand the pedestrian and bicycle networks; this includes consideration of utility easements, drainage corridors, road rights-of-way and other potential options.

Goal C-3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

Policy C-3.2: Require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts, as necessary.

Goal C-5: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.

Policy C-5.3: Support efforts to reduce/eliminate the negative environmental impacts of goods movement.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. Pursuant to the City of Menifee Traffic Impact Analysis Guidelines, a comprehensive traffic study was prepared for the Project (*TIA*, Appendix H). The *TIA* focuses on Level of Service (LOS) congestion changes at thirteen (13) local intersections and seven (7) local roadway segments as a result of Project-generated traffic under a number of time-based scenarios (e.g., existing conditions, opening year, etc.). The *TIA* found that all area intersections will operate within the City's LOS D standard identified in the General Plan with the improvements recommended in the *TIA*. However, it should be noted the CEQA thresholds of significance for transportation and traffic impacts have shifted in recent years. In the past, the CEQA analysis focused on LOS which measures congestion at local intersections and roadway segments. The emphasis of these past studies was to assure the street grid network functioned well and allowed for efficient movement of vehicles. The current focus is to encourage active transportation (e.g., pedestrians, bicyclists, etc.) and transit, and to limit increases in Vehicle Miles Travelled (VMT). An important part of this analysis is to determine if a proposed action is consistent with both the vehicular and non-vehicular aspects of the Circulation Element of the General Plan.

Transit. Bus service in western Riverside County is provided by the Riverside Transit Authority (RTA). At this time, the immediate area surrounding the Project site is not served by any RTA bus routes. The closest RTA route to the Project area is Route 61 to the west near the I-215 Freeway, so there are no bus stops within reasonable walking distance of the site (i.e., a half mile or less). The RTA makes changes to their routes and schedules as demand and land uses dictate so it is possible at some point in the future there may be RTA routes closer to the Project site as residential and commercial uses in the surrounding area build out.

Bicycle and Pedestrian Trails. There is currently a meandering sidewalk along the north side of McCall Boulevard east of Menifee Road and the east side of Menifee Road north of McCall Boulevard up to Case Road as part of the existing residential subdivision. There are currently no sidewalks, trails, or bike lane improvements along the north side of McCall Boulevard south of the Project site or along the west side of Menifee Road adjacent to the Project site. However, these sidewalk links will be constructed as part of the commercial center approved to the south and if the proposed Project is constructed.

General Plan Exhibit OSC-B2 shows proposed recreational trails and bicycle routes in the City. It shows there will eventually be Class I, II, or III bicycle lanes/trails on all the streets surrounding the Project site. The exhibit also shows the bikeways on McCall Boulevard and Menifee Road will connect to other trails and bike routes in all directions elsewhere in the City. The construction of future sidewalks, trails, and bicycle lanes will be governed by the pace of local development and as shown in the City's standard street cross sections for the involved roadways. The Project will be required to install these improvements on the site adjacent roads to

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the satisfaction of the City. Therefore, the Project will have less than significant impacts related to non-vehicular access.

Roadways. Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the County's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program includes the I-215 Freeway 1.8 miles west of the Project site in the CMP.

The RCTC CMP does not currently require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service (LOS) thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required. The Project could conflict with the CMP if the Project were to cause the CMP facility to operate at an unacceptable LOS.

The Project will also be required to pay the County's Transportation Uniform Mitigation Fee (TUMF), the City's Development Impact Fees (DIF), and Traffic Signal Mitigation Fee assessed on all new development which collectively help reduce overall impacts to the transportation system (i.e., roads and intersections)(see **Standard Conditions SC-TR-1 through SC-TR-3**).

The updated *TIA* estimated the Project would generate a total of 1,618 daily vehicle trips (average daily traffic or ADT) with 96 AM Peak Hour and 122 PM Peak Hour trips (Table 4-1, *TIA*). The *TIA* demonstrates that the Project would meet the City's General Plan LOS standard with implementation of planned improvements, payment of TUMF, DIF and Traffic Signal Mitigation Fees, and fair share contributions to offsite incremental increased costs for area-wide road and intersection improvements (UC 2023).

Some of the vehicle trips generated by the development on the Project site will connect to the CMP network. While the Project does represent an increase in trips to the CMP network, this increase is not considered cumulatively considerable due to the relatively small percentage increase in regional trips it represents, and all Project-level impacts are mitigated to less than significant levels.

Consistency with Circulation Plans. Table 17-1, *Circulation Element Consistency Analysis*, provides an analysis of the Project relative to the City's Circulation Element goals and policies. The proposed Project is residential in nature so it will directly generate approximately 583 new residents⁸ who will be able to take advantage of these non-vehicular transportation options (i.e., sidewalks, bicycle lanes, or transit) as they are available in the future if they so choose. These options can help reduce or be a replacement for commuting. Based on available information, the proposed Project will not conflict with applicable program, plan, or ordinance on the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, the Project will have less than significant impacts in this regard and no mitigation is required.

The analysis and conclusions outlined so far in this sub-section are for operations of the Project at buildout. In addition to operational impacts, the Project will also have short-term, temporary traffic impacts that are not related to any adopted plan or program but should be disclosed in this document for transparency. In terms of construction traffic associated with soil movement, the grading plan indicates that earthwork will be balanced onsite with no soil import. Therefore, there will be no offsite transport of soil either from or onto the site. Potential impacts related to construction traffic will be addressed by **Standard Condition SC-TR-4**.

⁸ 240 apartment units X 2.43 persons/household from MMC Section 7.75.060 = 583 new residents

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**Table 17-1
Circulation Element Consistency Analysis**

Circulation Element Goals and Policies	Project Consistency
Goal C-1: A roadway network that meets the circulation needs of all residents, employees, and visitors to the City of Menifee.	Consistent. The Project will not cause significant impacts to the local circulation network with required traffic mitigation fee payments.
Policy C-1.1: Require roadways to: <ul style="list-style-type: none"> ○ Comply with federal, state and local design and safety standards. ○ Meet the needs of multiple transportation modes and users. ○ Be compatible with the streetscape and surrounding land uses. ○ Be maintained in accordance with best practices. 	Consistent. The City's development review process will assure the Project complies with applicable circulation design requirements, provides sidewalk connections as appropriate to adjacent (future) uses, and will be maintained consistent with City standards.
Policy C-1.2: Require development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.	Consistent. The Project will not conflict with established City, County, or Caltrans LOS standards with payment of identified DIF and TUMF fees for offsite improvements.
Policy C-1.5: Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.	Consistent. Air quality analysis indicates the Project will not have significant impacts related to onsite or offsite emissions, including those from idling vehicles, and the VMT analysis in Section XVII.b demonstrates the Project will not have significant VMT impacts.
Goal C-2: A bikeway and community pedestrian network that facilitates and encourages nonmotorized travel throughout the City of Menifee.	Partially Consistent. The Open Space and Conservation Element of the City's General Plan indicates that eventually all of the roads surrounding the Project site, especially McCall Boulevard and Menifee Road, will have bicycle lanes or trails that will connect throughout the City. It is also expected that as development occurs in the surrounding area that sidewalks will be installed on all major roadways.
Policy C-2.1: Require on- and off-street pathways to: <ul style="list-style-type: none"> ○ Comply with federal, state and local design and safety standards. ○ Meet the needs of multiple types of users (families, commuters, recreational beginners, exercise experts) and meet ADA standards and guidelines. ○ Be compatible with the streetscape and surrounding land uses. ○ Be maintained in accordance with best practices. 	Partially Consistent. There are limited sidewalks and no trails in the Project area at present but Exhibit OSC-B2 of the Open Space and Conservation Element shows there will eventually be bikeways and sidewalks along roadways in the area surrounding the Project site. The City's development review process will assure this and other projects comply with applicable design requirements, provides sidewalk connections as appropriate with future adjacent uses, and will be maintained consistent with City standards.
Policy C-2.2: Provide off-street multipurpose trails and on-street bike lanes as our primary paths of citywide travel, and explore the shared use of low speed roadways for connectivity wherever it is safe to do so.	Partially Consistent. There are no off-street trails or bicycle lanes on roadways in the Project area at present. When the surrounding areas develop, they will install sidewalks and bikeways as required to complete the non-vehicular access network for this area.
Policy C-2.3: Require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation	Partially Consistent. The east side of Menifee Road and the north side of McCall Boulevard south of the Project site include sidewalks, allowing for limited

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areas, transit facilities, and other key destination points.	pedestrian circulation in the Project area at present. When the surrounding areas develop, they will install sidewalks as required to complete the non-vehicular access network for this area.
Policy C-2.4: Explore opportunities to expand the pedestrian and bicycle networks; this includes consideration of utility easements, drainage corridors, road rights-of-way and other potential options.	Consistent. The City Circulation Element indicates that bicycle lanes/routes, trails, and other non-vehicular circulation access will eventually be provided in Menifee in general and in the Project area specifically as development occurs and can fund planned improvements.
Goal C-3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.	Consistent. The Riverside Transit Agency provides bus service to western Riverside County but currently has no service in the Project area. As development occurs, the RTA may expand or modify its bus routes and schedules to accommodate new areas, including the Project area.
Policy C-3.2: Require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts, as necessary.	Consistent. The Project will go through the City's development review process and will install bus-related improvements if required plus sidewalks along the site adjacent roadways.
Goal C-5: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.	Consistent. The Project is located east of the I-215 Freeway with access to it via McCall Road just south of the site and via Ethanac Road and Highway 74 north of the site plus Newport Road to the north
Policy C-5.3: Support efforts to reduce/eliminate the negative environmental impacts of goods movement.	Not Applicable. Project is residential and will not utilize trucks so it cannot have a demonstrable impact on goods movement.

It should also be noted the Project's discretionary actions include the tentative map and plot plan which will merge or consolidate the 3 parcels into 1 parcel, vacant necessary right-of-way (ROW), and dedicate additional ROW along the road frontages.

To assure that Project impacts on local roads and intersections do not exceed City LOS standards and fair share requirements identified in the Circulation Element, the Project must pay County Transportation Uniform Mitigation Fee (TUMF), City Development Impact Fees (DIF), and the City Traffic Signal Mitigation Fee per **Standard Conditions SC-TR-1 through SC-TR-3**. Compliance with these standard conditions is considered regulatory compliance and not separate mitigation under CEQA.

Summary. Based on this information, the Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities and the County General Plan. With regulatory compliance, any impacts will be less than significant and no mitigation is required.

b) Less Than Significant Impact. In the fall of 2013, SB 743 was passed by the legislature and signed into law by the governor. SB 743 requires that delay-based metrics such as roadway capacity and Level of Service (LOS) will no longer be the performance measures used for the determination of the transportation impacts of projects in studies conducted under CEQA. Instead, new performance measures such as Vehicle Miles Traveled (VMT) must be used.

To aid in the transition from LOS to VMT, the Governor's Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December of 2018)(Technical Advisory). Based on the Technical Advisory, the City of Menifee City Council adopted analytical procedures, screening tools and impact thresholds for VMT, which are documented in the recently updated City of Menifee Traffic

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Impact Analysis Guidelines for Vehicle Miles Traveled (January 2022) (City Guidelines). For the purposes of this VMT evaluation the City Guidelines have been used.

Project Screening. The City Guidelines provides details on appropriate screening criteria that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed project level analysis. To aid in the project-level VMT screening process the City of Menifee utilizes the WRCOG VMT Screening Tool (Screening Tool). The web-based Screening Tool allows a user to select an assessor's parcel to determine if a project's physical location meets one or more of the land use screening thresholds documented in the City Guidelines. Screening criteria is broken into three steps:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

A land use project only needs to meet one of the screening criteria to result in a less than significant impact.

Step 1: TPA Screening

Consistent with guidance identified in the City Guidelines, projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing "major transit stop"⁹ or an existing stop along a "high-quality transit corridor"¹⁰) may be presumed to have a less than significant impact absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75;
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The Project site is shown not to be located within a TPA so the TPA screening criteria is not met.

Step 2: Low VMT Area Screening

The City Guidelines state that "Residential and office projects located within a low VMT-generating area are presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if there is a reasonable expectation that the project will generate VMT per service population that is similar to the existing land uses in the low VMT area." The City uses the WRCOG screening tool to determine low areas of VMT. The screening tool uses the sub-regional RIVCOM model to measure VMT performance within individual traffic analysis zones (TAZ's) within the region. The Project's physical location based on parcel location is identified in the Screening Tool to determine Project TAZ's VMT per capita as compared to the City's impact

⁹ Pub. Resources Code, § 21064.3 ("Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.").

¹⁰ Pub. Resources Code, § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.").

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threshold (i.e., Project generated VMT per capita exceeds the County of Riverside General Plan Buildout VMT per capita). As the Project only contains a single land use, the City Guidelines states that the production/attraction home-based VMT per capita maybe be used to isolate home-based VMT. The parcel containing the proposed Project was selected and the screening tool was evaluated for VMT per capita measure of VMT. Based on the Screening Tool results, the Project is located within a low VMT generating zone. The Project resides within TAZ 1048 and was shown to generate 2.6 VMT per capita whereas the City's impact threshold (i.e., County of Riverside General Plan Buildout VMT per service population) is 17.3 VMT per capita (See Attachment B). Therefore, the **Low VMT Area screening criteria is met.**

Step 3: Project Type Screening

The City Guidelines identify that local serving retail less than 50,000 square feet or other local serving essential services (e.g., local parks, day care centers, public schools, medical/dental office buildings, etc.) are presumed to have a less than significant impact absent substantial evidence to the contrary. The Project does not intend to develop any local serving retail uses. Additionally, the City Guidelines also indicate that projects generating fewer than 110 daily vehicle trips may be presumed to have a less than significant impact. Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021 (3). The proposed Project is anticipated to generate a net total of vehicle trip-ends per day above the 110 daily vehicle trip threshold. The Project Type screening threshold is not met.

Conclusion

The *VMT Memo* found the Project meets the "Low VMT Area Screening" criteria so no further VMT analysis is required. The Project is determined to have a less than significant VMT impact and no mitigation is required.

Cumulative VMT Impacts. In addition to the WRCOG Screening Tool, the City Guidelines allow land use projects in the City to also use the VMT metric of VMT per service population (SP) as the appropriate measure in a VMT analysis. The City Guidelines have identified following recommended threshold:

1. The baseline project-generated VMT per service population exceeds the County of Riverside General Plan Buildout VMT per service population; or
2. The cumulative project-generated VMT per service population exceeds the County of Riverside General Plan Buildout VMT per service population.

WRCOG has not yet published jurisdictional averages for its member agencies utilizing the recently released RIVCOM transportation demand model. As a result, the County of Riverside's VMT per SP will need to be calculated utilizing RIVCOM base year model. All Traffic Analysis Zones (TAZs) located within the County of Riverside were selected and the total VMT was calculated from the RIVCOM cumulative year traffic model. For ease of comparison, the VMT for the County of Riverside was then divided by the County's service population (i.e., population plus employment) resulting in a City-wide average VMT per service population baseline¹¹ of 33.60.

In order to evaluate Project VMT, standard land use information must first be converted into a RIVCOM compatible dataset. The RIVCOM model utilizes socio-economic data (SED) (e.g., population, households, employment, etc.) instead of land use information for the purposes of vehicle trip estimation. Project land use information such as dwelling units (DU) must first be converted to SED for input into RIVCOM. Utilization of population density factors from the Riverside County General Plan. The Project proposes 240 apartments

¹¹ County-wide VMT 152,563,114 miles divided by service population 4,540,479 persons equals 33.60 VMT per service population threshold

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which have a population density factor of 2.43 persons per household¹² which yields a Project population of 583 persons (240 units X 2.43 persons/unit).

The *VMT Memo* then utilized RIVCOM to calculate VMT for the Project's proposed residential land uses. Those values were then divided by the project's estimated service population to calculate the Project-generated VMT per service population. The *VMT Memo* calculated the project's Baseline VMT per SP at 9.60 and the project's Cumulative VMT at 10.33 (Table 3, UC 2022b).

Table 17-2, VMT Screening Analysis, illustrates the comparison between Project generated VMT per SP in the Baseline and Cumulative Conditions to the County of Riverside's future Buildout VMT per SP. Table 17-2 demonstrates that the Project will not exceed the City's threshold of County of Riverside's future Buildout VMT per SP for either in the Baseline or Cumulative Project conditions. The Project Cumulative VMT impact is therefore considered less than significant and no mitigation is required.

**Table 17-2
VMT Screening Analysis**

VMT Characteristic	Baseline	Cumulative
Service Population	602	602
VMT	7,610	5,920
VMT Per Service Population	9.60	10.33
Impact Threshold	33.60	33.60
Percent Change v. Threshold	-71.43%	-69.26%
Significant Impact?	No	No

Source: Table 4, UC 2022b

Regarding cumulative impacts, The City Guidelines are consistent with the State Technical Advisory and state that cumulative impacts on VMT "... metrics such as VMT per capita or VMT per employee, i.e., metrics framed in terms of efficiency (as recommended below for use on residential and office projects), cannot be summed because they employ a denominator. A project that falls below an efficiency-based threshold that is aligned with long-term goals and relevant plans has no cumulative impact distinct from the project impact. Accordingly, a finding of a less-than-significant project impact would imply a less than significant cumulative impact, and vice versa. This is similar to the analysis typically conducted for greenhouse gas emissions, air quality impacts, and impact that utilize plan compliance as a threshold of significance." The proposed Project is consistent with the City's General Plan underlying land use assumptions and the Project was found to have a less than significant impact at the project level. Therefore, the Project is also considered to have a less than significant cumulative impact.

c) Less Than Significant with Mitigation Incorporated. The Project site is located 500 feet north of McCall Boulevard between Junipero Road on the west and Menifee Road on the east. Heritage Lake Drive also bounds the site on the north. All of these roadways have linear alignments adjacent to the site, although McCall Boulevard does curve gently to the south approximately 700 feet west of Junipero Road. There is no evidence that the current alignment of McCall Boulevard in this area represents a hazardous geometric roadway feature.

The Project proposes a main vehicular access point on Heritage Lake Road and a secondary access point from Menifee Road. The Project site plan has been reviewed by City Traffic Engineering Staff, and as designed, will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous

¹² MMC Section 7.75.060 says use 2.43 persons per household while the County General Plan Appendix E-2 and U.S. Census Bureau data for Menifee 2020 indicate the average household size is 2.51 persons per household.

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intersections) or incompatible uses (e.g., farm equipment). Project driveway intersections and internal circulation are safe. Adequate sight distance has been provided. Driveway widths will accommodate Project traffic, and traffic control devices (stop signs) are provided where necessary for entering and exiting the site. No incompatible uses (e.g., farm equipment) are located in proximity to the Project, although the surrounding vacant lands are regularly disked for weed abatement.

In addition, street improvement plans will be subject to City review and approval which will ensure that Project intersections and internal circulation are safe, with adequate sight distance, driveway widths and stop signs where necessary for entering and exiting the site. Implementation of these design measures will help eliminate any Project-related traffic hazards due to a design feature or incompatible use so any impacts will be less than significant.

d) Less Than Significant Impact. The Project site is located 500 feet north of McCall Boulevard between Junipero Road on the west and Menifee Road on the east. Heritage Lake Drive also bounds the site on the north. All of these roadways adjacent to the site are linear and provide excellent access for emergency vehicles to the Project area. Regional access to the north and south is available via Menifee Road just east of the site and via McCall Boulevard to the I-215 Freeway 1.8 miles to the west.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements.

The Project has a limited potential to interfere with an emergency response or evacuation plan during construction. Construction work in the streets associated with the Project will be limited to lateral utility connections (i.e., sewer) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts and it is required under **Standard Condition SC-TR-4**. The TCP is a standard condition and is not considered unique mitigation under CEQA. Following construction, emergency access to the Project site and area will remain as it was prior to the proposed Project. Any impacts during construction are considered less than significant.

Standard Conditions and Regulatory Requirements

SC-TR-1 TUMF Payment. The Board of Supervisors of the County of Riverside and the Councils of the Cities of Western Riverside County enacted the Transportation Uniform Mitigation Fee (TUMF) to fund the mitigation of cumulative regional transportation impacts resulting from future development. The mitigation fees collected through the TUMF program will be utilized to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service.

The fee calculations are based on the proportional allocation of the costs of proposed transportation improvements based on the cumulative transportation system impacts of different types of new development. Fees are directly related to the forecast rate of growth and trip generation characteristics of different categories of new development. Fees shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever comes first. Payment of the TUMF is required and is not considered unique mitigation under CEQA.

SC-TR-2 DIF Payment. The Project applicant shall pay Development Impact Fees (DIF) for residential development at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. DIF for nonresidential development shall be paid prior to the issuance of a building permit.

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SC-TR-3 Traffic Signal Fee Payment. The Project applicant shall pay the established Traffic Signal Mitigation Fee (TSMF) for residential development at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first.

SC-TR-4 Traffic Control Plan. Prior to any Project construction the Project Applicant shall develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

Mitigation Measures: _No measures are required or recommended.

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

Sources: *General Plan*; Assembly Bill (AB) 52; City staff records on Native American Consultation; and Public Resources Codes.

Applicable General Plan Policies:

Open Space and Conservation (OSC) Element

Goal OSC-5: Archaeological, historical, and cultural resources that are protected and integrated into the City's built environment.

Policy OSC-5.1: Preserve and protect significant archeological, historic, and cultural sites, places, districts, structures, landforms, objects and native burial sites, and other features, such as Ringing Rock and Grandmother Oak, consistent with state law.

Policy OSC-5.3: Preserve sacred sites identified by the Pechanga Band of Luiseño Indians and Soboba Band of Luiseno Indians, such as tribal burial grounds, by avoiding activities that would negatively impact the sites.

Policy OSC-5.5: Establish clear and responsible practices to identify, evaluate, and protect previously unknown archeological, historic, and cultural sites, following CEQA and NEPA procedure.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. According to Public Resources Code (PRC) §5020.1(j), “historical resource” includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Threshold V.b determined that the Project would not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 and no mitigation was required.

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The Project site has been repeatedly disturbed over the years, including regular disking for fire protection. This past disturbance did not reveal any shallow buried archaeological resources. However, in the event that archeological materials are uncovered during ground-disturbing activities, **Standard Conditions SC-CUL-1** through **SC-CUL-8** in Section V.b on Cultural Resources shall be implemented to reduce potentially significant impacts to previously undiscovered archaeological resources that may be accidentally encountered during Project implementation. Implementation of these standard conditions will ensure that impacts to tribal cultural resources will be less than significant.

b) Less Than Significant Impact. Human occupation in California began 8,000 to 12,000 years ago and long predated European contact, including in the Project area. The Perris Valley has long been a part of the homelands of the Luiseño Indians, a Takic-speaking people whose territory extended from present-day Riverside to Escondido and Oceanside. The name of the group derives from Mission San Luis Rey which held jurisdiction over most of the traditional Luiseño territory during the Spanish mission period. Luiseño history, as recorded in traditional songs, tells the creation story from the birth of the first people, the *kaamalam*, to the sickness, death, and cremation of *Wiyoot*, the most powerful and wise one, at Lake Elsinore. According to available research, each Luiseño lineage possessed a permanent base camp or village on the valley floor and another in the mountain regions for acorn collection. Luiseño villages were made up of family members and relatives, where chiefs of the village inherited their rank and each village owned its own land. Villages were usually located in sheltered canyons or near year-round sources of freshwater, always near subsistence resources. The Luiseño population declined rapidly after European contact because of diseases and harsh living conditions at the missions. Today, the nearest Native American groups of Luiseño heritage live on the Soboba, Pechanga, and Pala Indian Reservations.

As outlined above and in Threshold V.b, (See Cultural Resources Section) General Plan goals and policies are in place to preserve and protect archaeological and tribal cultural resources and cultural sites, places, districts, structures, landforms, objects and native burial sites, traditional cultural landscapes and other features, consistent with state law and any laws, regulations or policies which may be adopted by the City (OCS-5.1). The City also requires development projects to implement a number of Standard Conditions of Approval to protect cultural resources that may be unearthed during excavation/grading.

in the event that archeological materials are uncovered during ground-disturbing activities, Standard Conditions SC-CUL-1 through SC-CUL-8 shall be implemented to reduce potentially significant impacts to previously undiscovered archaeological resources that may be accidentally encountered during Project implementation to a less than significant level. SC-CUL-1 requires non-disclosure of Native American human remains. SC-CUL-2 pertains to procedures required due to any inadvertent finds during ground disturbance activities. SC-CUL-3 pertains to procedures for final disposition of inadvertent discoveries requires that the archaeological monitor prepare a final report at the conclusion of archaeological monitoring. SC-CUL-4 requires that a qualified archaeological monitor be present during all construction activities. SC-CUL-5 requires the presence of Pechanga Tribal monitors during all ground disturbing activities. SC-CUL-6 requires the presence of Soboba Tribal monitors during all ground disturbing activities. SC-CUL-7 requires the procedures for the preparation of a Phase II and Phase IV archaeological report if necessary. SC-CUL-8 is required to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation.

Please reference the discussion in Thresholds V.b and XVIII.a above. With the implementation of **Standard Conditions SC-CUL-1** through **SC-CUL-8**, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural 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 Section 5024.1.

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Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the Project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California PRC, relating to Native Americans.

The cultural report for the site was originally prepared in 2014 then revised in 2015 after discussion with both Pechanga and Soboba. At that time, both tribes provided written comments on the prior project through the SB18 consultation process. Rincon deferred to Soboba and Pechanga for consultation comments. The previous project expired due to inactivity. In January 2020, the zoning of the site was changed from R-1 to MDR through a City-sponsored comprehensive code update. The current Project was proposed in early 2022. Based on the City's prior experience with and written request from potentially interested Tribes, AB 52 Notices were sent to the following four (4) Tribes on February 22, 2022:

- Agua Caliente Band of Cahuilla Indians;
- Pechanga Band of Luiseño Indians;
- Rincon Cultural Resources Department; and
- Soboba Band of Luiseño Indians.

The following is a summary of the correspondence and/or consultation activities with the Tribes regarding the current Project:

- Soboba and Pechanga requested consultation on March 1, 2022 and March 18, 2022, respectively. The City consulted with Pechanga on July 14, 2022. Pechanga requested a copy of the cultural report and updated memo for review. The updated cultural memo and original report were sent to Pechanga on October 27, 2022 and no comments have been received to date from the tribe
- The City consulted with Soboba on July 25, 2022. Soboba requested a copy of the cultural report and updated memo for review. The updated cultural memo and original report were sent to Soboba on October 27, 2022 and no comments have been received to date from the tribe.
- On December 6, 2022, the City informed both tribes of their intent to implement standard Cultural COAs requested that consultation on this Project be closed.

With implementation of the previously agreed to **Standard Conditions SC-CUL-1 through SC-CUL-8**, impacts to tribal cultural resources will be less than significant and no mitigation is required.

Standard Conditions and Regulatory Requirements

SC-CUL-1 (Non-Disclosure of Location Reburials) It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold

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public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

- SC-CUL-2** (Inadvertent Archeological Find) If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).
- vii. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
 - viii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
 - ix. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
 - x. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through Project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.
 - xi. If the find is determined to be significant and avoidance of the site has not achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.
 - xii. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the Project Archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council."
- SC-CUL-3** (Cultural Resources Disposition) In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

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- b. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Menifee Community Development Department:
 - iv. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
 - v. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.
 - vi. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

SC-CUL-4 (Archeologist Retained) Prior to issuance of a grading permit the Project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the Project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not

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opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- d. Project grading and development scheduling;
- e. The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; and
- f. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

SC-CUL-5 (Native American Monitoring [Pechanga]) Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseño Mission Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the Project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

SC-CUL-6 (Native American Monitoring [Soboba]) Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the Project to the Community Development Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

SC-CUL-7 (Archeology Report - Phase III and IV) Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided

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the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

SC-CUL-8 (Human Remains) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Based on this analysis, the Project will not cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 21074, with implementation of **Standard Conditions SC-CUL-1** through **SC-CUL-8**. Impacts will be less than significant and no mitigation is required.

Mitigation Measures: None required or recommended.

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

Sources: Project Plans (Appendix A); *Preliminary Water Quality Management Plan*, prepared by Christiansen & Company, 2-17-2022 (WQMP, Appendix G); *Hydrology Study for The Village at Junipero, City of Menifee*, prepared by Christiansen & Company, 1-2022 (*Hydrology Report*, Appendix G); *Perris Valley Regional Water Reclamation Facility – Fact Sheet*, issued by EMWD, 10-2016; Eastern Municipal Water District 2020 Urban Water Management Plan (EMWD 2020 UWMP); Metropolitan Water District 2020 Urban Water Management Plan (2020 RUWMP); *City of Menifee General Plan DEIR, September 2013*, Section 5.9, *Hydrology and Water Quality*, Section 5.17, *Utilities and Service Systems*, Section 5.17.1, *Water Supply and Distribution Systems*, Section 5.17.2, *Wastewater Treatment and Collection*, Section 5.17.3, *Storm Drainage Systems*, Section 5.17.4, *Solid Waste*, and Section 5.17.5, *Other Utilities (Electricity, Natural Gas, Telecommunications)*; CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217); El Sobrante Landfill Fact Sheet, issued by Waste Management of California; El Sobrante Landfill Annual Monitoring Report, Jan 1, 2020 through Dec 31, 2021, by USA Waste of CA, Inc.

Applicable General Plan Policies:

Land Use (LU) Element

Goal LU-3: A full range of public utilities and related services that provide for the immediate and long-term needs of the community.

Policy LU-3.1: Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.

Policy LU-3.2: Work with utility provides to increase service capacity as demand increases.

Policy LU-3.4: Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.

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Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact.

Water Service

The Project site, along with the entire City of Menifee, is located within the water service boundary of the Eastern Municipal Water District (EMWD). EMWD is a public water agency formed in 1950 and annexed into the service area of the Metropolitan Water District of Southern California (MWD) in 1951. It is currently one of MWD's 26 member agencies. EMWD presently operates its water supply system under a system permit issued by the California Department of Public Health. EMWD provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. EMWD is both a retail and wholesale agency, serving a retail population of 546,146 people and a wholesale population of 215,075 people. As noted in the 2020 UWMP, EMWD is located in one of the fastest growing regions in the nation, and with a growing population comes a growing demand for water.

EMWD has three sources of water supply: 1) imported water from the Metropolitan Water District of Southern California (MWD), 2) local groundwater, and 3) recycled water. Additional details with respect to the EMWD water supplies are set forth in Threshold XIX.b. Roughly 75% of EMWD's potable water demand is supplied by imported water from MWD through its Colorado River Aqueduct and connections to the State Water Project. EMWD forecasts that it can provide water for future growth within its service area through imported water from MWD. EMWD procures water from MWD that has been treated at MWD's Skinner Filtration Plant in Winchester and the Mills Filtration Plant in Riverside. In 2020 EMWD obtained 75,000 acre-feet (af) of MWD water treated at MWD filtration plants before delivery, and 16,600 af of raw MWD water treated at EMWD water filtration plants. EMWD has two water filtration plants, one in Hemet and one in San Jacinto, with total existing capacity of 32 million gallons per day or about 35,840 af per year.

The Project proposes 240 new apartment units that will generate 583 new residents. The EMWD website indicates regional average water consumption is approximately 125 gallons per person per day. The proposed Project would therefore consume approximately 72,875 gallons per day or 26.6 million gallons per year (approx. 81 af/year). This amount represents 0.073 million gallons per day (mgd) or 0.23 percent of EMWD's daily treatment capacity (32 mgd).

EMWD has an existing 8-inch water main extending north-south along the west side of the Project site in Junipero Road and a 30-inch line in Menifee Road along the east side of the Project site. The Project proposes to connect an onsite water distribution system to the EMWD line. A 30-inch water main is located in Menifee Road just east of the site, an 8-inch domestic water main line is located in Junipero Road just west of the site, and an existing 8-inch sewer line is in Heritage Lake Drive. When installed, the Project will also connect to an 8-inch recycled water line to be installed by EMWD in Junipero Road. Expansion of the on-site water system and addition of the new water meter will involve temporary and less than significant construction impacts that will occur in conjunction with other on-site improvements. In addition, the Project will be required to comply with **Standard Conditions SC-USS-1** (Water Connection Fees) and **SC-USS-2** (EMWD Water Efficient Guidelines).

Implementation of the proposed Project would not require, or result in, the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Given the proposed Project's relatively small size, any impacts would be nominally incremental and less than significant and no mitigation is required.

Wastewater/Sewer

The Project site is located within the wastewater/sewer service boundary of the EMWD. The Project site is not currently connected to the EMWD wastewater/sewer system. EMWD's wastewater collection systems include: 1,534 miles of gravity sewer, 53 lift stations, and five regional water reclamation facilities (RWRF)

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with interconnections between local collection systems serving each treatment plant. The Perris Valley Regional Water Reclamation Facility (PVRWRF) provides wastewater treatment for a 120-square mile area surrounding Perris, Menifee (inclusive of the Project site), Homeland, Winchester, and beyond. Wastewater from the Project site would be delivered through EMWD sewers to the PVRWRF.

The PVRWRF is EMWD's largest RWRF located on approximately 300 acres just west of Interstate-215 (I-215) and south of Case Road (± 3.0 miles west/northwest of the Project site). In March 2014, EMWD completed the seven-year \$180 million expansion of the PVRWRF, the largest capital improvement Project in EMWD's 64-year history. The PVRWRF expansion Project increased the previous capacity of the facility from 14 million gallons a day (mgd) to a current capacity of 22 mgd with an ultimate capacity of 100 mgd. The expansion allows EMWD to not only meet the projected demands of anticipated development in the region, but also to meet more stringent environmental requirements for wastewater treatment and recycled water quality. Typical daily flows as of 2020 are reported at 13.8 mgd.

The Project proposes 240 new apartment units that will generate 583 new residents. The EMWD website indicates the regional average generation of wastewater is approximately 75 gallons per person per day. The proposed Project would therefore generate approximately 43,725 gallons per day or 16 million gallons per year of wastewater. The Project proposes to connect to the EMWD wastewater/sewer system to serve the new apartment units. The Project proposes to connect to the existing EMWD 8-inch sewer main in Junipero Road with a system of 6-inch to 8-inch lines on the site and in Heritage Lake Drive (see Utility Plans, Appendix A). Connections to local sewer mains would involve temporary and less than significant construction impacts that would occur in conjunction with other on-site improvements. In addition, the Project would be required to comply with **Standard Condition SC-USS-3** (Sewer Connection Fees), and **Standard Condition SC-HYD-5** (Wastewater).

Implementation of the proposed Project would not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Any impacts would be less than significant, and no mitigation required.

Stormwater/Drainage

As set forth in Section X.a of this Initial Study (Hydrology and Water Quality), all new development in the City of Menifee is required to comply with provisions of the National Pollutant Discharge Elimination System (NPDES) program, including Waste Discharge Requirements (WDR), and the 2010 Santa Ana Municipal Separate Sewer Permit (MS4) Permit, as enforced by the Santa Ana Regional Water Quality Board (SARWQCB).

The Project site is currently vacant and relatively flat, and it is at grade with adjacent streets, adjoining properties, and the general area. The Project site is relatively flat (less than 2 percent grade) with an average elevation of 1,460 feet. The Project proposes to construct 240 new apartment units on the 17.8-acre site. Implementation of the Project includes 24 apartment buildings and associated parking and drive aisles interspersed with open space and landscaping areas. At present, the site is essentially 100% pervious with no improved surfaces. After completion, the proposed Project would cause the Project site surface area to be largely impervious compared to its current pervious condition. As set forth in the *WQMP*, (Appendix G), the Project will have two underground storage/infiltration chambers that will prevent an increase in offsite runoff and protect downstream water quality. stormwater runoff before it outlets to the City's existing 60-inch storm drain pipe that bisects the property and eventually reach the Anza Park Drain. Section 10 provides additional information about hydrology and water quality on the site under existing and post-development conditions.

Pursuant to the City's Municipal Code Section 15.01.015 all construction projects shall apply Best Management Practices (BMPs) to be contained in the Project applicant's submitted Stormwater Pollution

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Prevention Plan (SWPPP). As discussed above, the requirement to submit a WQMP and drainage study to ensure onsite and offsite drainage is accurately assessed and sufficient infrastructure required for construction of the Project has been met. Reference **Standard Condition SC-HYD-1** (Site Drainage Plan), **Standard Condition SC-HYD-2** (SWPPP), and **Standard Condition SC-HYD-3** (WQMP).

With adherence to the Project-specific *WQMP*, implementation of the proposed Project would not substantially alter the existing drainage pattern of the site or area, nor would it require new or expanded off-site storm drain facilities the construction or relocation of which could cause significant environmental effects. Any impacts would be less than significant, and no mitigation is required.

Electricity

The electrical service provider for the Project site and the greater City of Menifee is Southern California Edison (SCE) which is responsible for providing electricity to the City of Menifee and the greater Riverside County. SCE's power system serves approximately 15 million people in 180 incorporated cities and 15 counties with a service area of approximately 50,000 square miles. In 2017, SCE's power mix consisted of 32% renewable resources, including wind, geothermal, biomass, solar, and small hydro, 20% natural gas, 8% large hydroelectric facilities, and 6% nuclear. An estimated 34% of SCE's power mix consisted of unspecified sources of power in 2017, which is referred to by SCE as electricity from transactions that are not traceable to specific generation sources. Large SCE overhead electrical distribution and service lines on steel towers are located along Menifee Road which is the east boundary of the Project site.

The Project site is currently vacant and has no onsite electrical service. However, the immediate surrounding area has been or is being developed and so there are electrical service lines in the area. The site would be connected to the existing SCE electrical system. Implementation of the Project would install a new onsite electrical system to accommodate the proposed 240 new apartment units and supporting infrastructure.

Implementation of the proposed Project would consume additional electricity for building power, lighting, and water conveyance, among other operational requirements, over and above that being consumed in the existing condition. The *AQ/GHG Study* estimated the Project would consume approximately 1,805,404 kilo-Watt/Hours (kWh) of electricity each year (Table 16, UC 2022a). However, it is noted, the Project has been designed to comply with various federal, state and local energy use regulations including Title 24. Because the Project has been designed to meet all applicable local and state requirements and represents an incremental increase in area wide electrical consumption, the Project would not result in potentially significant environmental effects from wasteful, inefficient, or unnecessary consumption of energy.

Adequate commercial electricity supplies are presently available in Southern California to meet the incremental increase in demand attributed to the Project. The proposed Project would not require new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant.

Natural Gas

The natural gas provider for the City of Menifee is the Southern California Gas Company, also known as The Gas Company. There is an existing 8-inch natural gas line in Menifee Boulevard as shown on the Project Plans (Appendix A) to which the Project will connect. The Project will use natural gas for building heating and cooling, cooking and kitchen appliances and water heating. Natural gas is not expected to be used during construction in any significant quantities and is not included in the overall calculation of the Project's natural gas consumption. The *AQ/GHG Study* estimated Project occupancy would consume 4,072.9 cubic feet or 4,072,853 thousand British Thermal Units (kBtu) of natural gas each year (Table 16, UC 2022a). Facilities and service are readily available to the Project site. Impacts will be less than significant.

Telecommunications

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Telephone service to the Project site and the greater City of Menifee is provided by Verizon a private company that provides connection to the communication system on an as needed basis. As shown on the Project Plans, there is an existing subsurface telephone line and an existing fiber optic line located contiguous to the Project site in Menifee Road. Therefore, no offsite expansion of facilities would be necessary to serve the repurposed Project site development plan. Implementation of the proposed Project would not require new or expanded telecommunication facilities, the construction or relocation of which could cause significant environmental effects. Any impacts would be less than significant, and no mitigation required.

Summary

Based on the above data and analysis, implementation of the proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant, and no mitigation is required.

b) Less Than Significant Impact. As previously discussed in Threshold XIX.a, the Project site is located within the water service boundary of the EMWD which has existing 8-inch water main lines in Junipero Road and Heritage Lake Drive. The Project will connect to these existing lines and no additional off-site water infrastructure is anticipated in conjunction with the Project site development, as proposed.

The proposed Project would consume approximately 75,250 gallons per day or 27.5 million gallons per year (approx. 84 af/year). EMWD provides water service to the City of Menifee and must prepare an Urban Water Management Plan (UWMP) every five years which identifies historical and projected water usage and existing and future water supply sources, describes purveyors' demand management programs. The UWMP sets forth a program to meet water demands during normal, dry, and multiple dry years. The consumption estimates of the UWMP are based on adopted land use plans at the time the serving agency prepares its plan. In this case, the proposed Project is consistent with the adopted land use plan for Wildomar that is part of the current UWMP. Therefore, the Project would be consistent with the consumption estimates and projections of the UWMP.

The EMWD water supply/demand analysis within its service area is set forth in the *EMWD 2020 UWMP* which assesses the District's ability to satisfy demands during three (3) hydrologic scenarios, including: 1) a normal water year, 2) single-dry water year, and 3) multiple-dry water years. The supply-demand balance for each of the hydrologic scenarios within the EMWD service area was projected for the 25-year planning period 2020 to 2045. Based on the analysis and conclusions set forth in the *EMWD 2020 UWMP* (Sec 7.6 *Supply and Demand Assessment*), EMWD will be able to meet 100% of its demand under all three hydrologic scenarios through the year 2045. Reference **Standard Condition SC-USS-1** (Water Connection Fees) and **Standard Condition SC-USS-2** (EMWD Water Efficient Guidelines).

Therefore, sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant, and no mitigation is required.

c) Less Than Significant Impact. As previously discussed in Threshold XIX.a, the Project site is located within the wastewater/sewer service district boundary of the EMWD. The Project proposes to connect to the EMWD sewer system in Junipero Road (8-inch main) as shown on the Project Plans. Wastewater from the Project site would be delivered through EMWD sewer lines to EMWD's PVRWRF located on approximately 300 acres just west of Interstate-215 (I-215) and south of Case Road (±2.75 miles west/northwest of the Project site). It is noted, the PVRWRF underwent a seven-year \$180 million expansion that was completed in March 2014 which increased the previous capacity of the facility from 14 million gallons per day (14 mgd) to a current capacity of 22 mgd and an ultimate capacity of 100 mgd. Further specifics are summarized in Threshold XIX.a. Typical daily flows as of 2020 were reported at 13.8 mgd which indicates the facility is operating at approximately 63% of its current 22 mgd capacity.

XIX. UTILITIES AND SERVICE SYSTEMS

Sufficient wastewater treatment capacity is available to serve the Project from existing resources. As the existing wastewater treatment provider, EMWD has adequate capacity to serve the Project's projected demand in addition to serving its existing commitments. Connections to local sewer mains will involve temporary and less than significant construction impacts that will occur in conjunction with other on-site improvements. Reference **Standard Condition SC-USS-3** (Sewer Connection Fees), and **Standard Condition SC-HYD-5** (Wastewater). Impacts would be less than significant, and no mitigation is required.

d) Less Than Significant Impact. Municipal waste collection services in the City of Menifee, inclusive of the proposed Project, is provided by Waste Management, Inc. The Riverside County Waste Management Department (RCWMD) is responsible for the efficient and effective landfill disposal of non-hazardous county waste. To accomplish this, the RCWMD operates six active landfills and administers a contract agreement for waste disposal at the private El Sobrante Landfill. The Department also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs.

As set forth in the City of Menifee General Plan DEIR, more than 99% of the solid waste generated within the City during 2011 was deposited in two landfills - the El Sobrante Landfill in unincorporated Riverside County south of the City of Corona and the Badlands Sanitary Landfill near the City of Moreno Valley. The El Sobrante Landfill is significantly larger than the Badlands Landfill in terms of size and capacity. A summary of these two landfill facilities is included in **Table 19-1, Landfills Serving Menifee**.

**Table 19-1
Landfills Serving Menifee**

Landfill	Location	Permitted Throughput Capacity (Tons/Day)	Average Disposal, Tons per Day ¹	Remaining Capacity, Cubic Yards [Tons]	Estimated Closing Date
Badlands Sanitary	Moreno Valley	4,000	1,651	14,730,025 [7,851,103]	2024
El Sobrante	Corona	16,054	7,260	145,530,000 [77,567,490]	2045

¹ Calculated from annual totals (from CalRecycle 2012d) based on 300 operating days per year. Badlands Sanitary Landfill and El Sobrante Landfill are each open six days per week, Monday through Saturday, except certain holidays.
Source: City of Menifee GPEIR

El Sobrante Landfill

The Project site is located within the service area of the El Sobrante Landfill which includes the cities/communities within southwestern Riverside County as well as multiple jurisdictions within the counties of Los Angeles, Orange, San Bernardino and San Diego. The El Sobrante Landfill is located approximately twenty (20) miles west/northwest of the Project site in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona, east of Interstate 15 and Temescal Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) and started disposal operations in 1986.

The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 495-acre footprint permitted for landfill operations and a 688-acre wildlife preserve. The landfill currently receives approximately 8,738 tons per day based on 2,700,000 annual tons divided by 309 operating days which is substantially below the allowable disposal capacity of 16,054 tons per day. According to the City GPEIR, the El Sobrante facility is estimated to have sufficient capacity until 2045.

XIX. UTILITIES AND SERVICE SYSTEMS

The City of Menifee evaluates solid waste generation for proposed development projects based on a per capita generation rate. As set forth in the City's GPEIR, Residential Land Uses (includes both single-family and multi-family projects) generate 10 pounds per unit per day. The Project proposes 240 apartment units which would be expected to generate approximately 2,400 pounds per day of waste which equals 12 tons per day or 4,380 tons per year. This amount of waste is equal to 0.14 percent of the landfill's current daily waste received (8,738 tons) or 0.07 percent of its disposal capacity (16,054 tons per day).

Individual development projects within the City of Menifee are required to comply with applicable State and local regulations reducing landfill waste by at least 50 percent, therefore, the Project site will contribute 37.6 lbs. (0.019 ton) of solid waste per day for disposal at the El Sobrante Landfill or the Badlands Sanitary Landfill. This represents a nominal amount of approximately 0.0002% ($0.019 \text{ ton} \div 8,738 \text{ tons}$) of the estimated average daily solid waste disposed at the El Sobrante Landfill during 2017.

Therefore, development of the Project site, as proposed, would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant, and no mitigation is required.

e) Less Than Significant Impact. All land uses within the City of Menifee that generate waste are required to coordinate with the City's contracted waste hauler (Waste Management, Inc.) to collect solid waste on a common schedule as established in applicable local, regional, and state programs. Additionally, all development within the City of Menifee is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Title 6 of the City Municipal Code, County Ordinance 657 (by adoption), and other local, state, and federal solid waste disposal standards.

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50% by and after the year 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible."

All solid waste disposals within the City of Menifee are subject to the requirements set forth in *Title 6, Health and Sanitation*, Chapter 6.10 Illegal Dumping, and *County Ordinance 657, Solid Waste Collection* (by adoption) as provided in the Municipal Code. Ordinance 657 provides integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the City of Menifee shall provide for or furnish integrated waste management services relating to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the city.

The Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, Title 6 of the City Municipal Code, County Ordinance 657 (by adoption), and other applicable local, state, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations.

The proposed Project is required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste as a standard Project condition of approval. Reference **Standard Condition SC-USS-4** (Solid Waste). Impacts will be less than significant, and no mitigation required.

XIX. UTILITIES AND SERVICE SYSTEMS

Standard Conditions and Regulatory Requirements

- SC-USS-1** **Water Connection Fees.** Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable water connection fees to EMWD.
- SC-USS-2** **EMWD Water Efficient Guidelines.** The Project will be required to comply with shall be required to comply with the EMWD Water Efficient Guidelines for New Development which are in effect at the time of building permit issuance.
- SC-USS-3** **Sewer Connection Fees.** Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable sewer connection fees to EMWD.
- SC-USS-4** **Solid Waste.** The Project applicant shall comply with the requirements of AB 939 ("California Integrated Waste Management Act of 1989"), which requires waste diversion mandates. During construction and operation, the applicant shall achieve diversion of 50% of all solid waste through source reduction, recycling, and composting activities.
- SC-HYD-1** **Site Drainage Plan.** A site drainage plan is required by the City of Menifee and will be reviewed by the City Engineering Department. The final grading and drainage plan will be approved by the City Engineering Department during plan check review.
- SC-HYD-2** **SWPPP.** Erosion and siltation reduction measure BMPs contained in the required SWPPP will be implemented during construction. At the completion of construction, the Project will consist of impervious surfaces, landscaped planters, and post-construction BMPs.
- SC-HYD-3** **WQMP.** The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.
- SC-HYD-5** **Wastewater.** All wastewater associated with the Project's interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant.

Mitigation Measures: None required or recommended.

XX. WILDFIRE

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

Sources: Google Earth; *General Plan*; *GPEIR* (Chapter 5.8, *Hazards and Hazardous Materials*); and Figure 2, *Aerial Photograph*, provided in Section I of this Initial Study.

Applicable General Plan Policies:

Safety (S) Element

Goal S-4: A community that has effective fire mitigation and response measures in place, and as a result is minimally impacted by wildland and structure fires.

Policy S-4.1: Require fire-resistant building construction materials, the use of vegetation control methods, and other construction and fire prevention features to reduce the hazard of wildland fire.

Policy S-4.2: Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure, and response times, are adequate for all sections of the City.

Policy S-4.3: Encourage owners of non-sprinklered high-occupancy structures to retrofit their buildings to include internal sprinklers.

Policy S-4.4: Review development proposals for impacts to fire facilities and compatibility with fire areas or mitigate.

Goal S-6: A City that responds and recovers in an effective and timely manner from natural disasters such as flooding, fire, and earthquakes, and as a result is not impacted by civil unrest that may occur following a natural disaster.

Policy S-6.1: Continuously review, update, and implement emergency preparedness, response, and recovery plans that make the best use of the City- and county-specific emergency management resources available.

Goal S-5: A community that has reduced the potential for hazardous materials contamination.

XX. WILDFIRE

Policy S-5.1: Locate facilities involved in the production, use, storage, transport, or disposal of hazardous materials away from land uses that may be adversely impacted by such activities and areas susceptible to impacts or damage from a natural disaster.

Policy S-5.2: Ensure that the fire department can continue to respond safely and effectively to a hazardous materials incident in the City, whether it is a spill at a permitted facility, or the result of an accident along a section of the freeway or railroads that extend across the City.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant Impact. According to the General Plan *EIR*, the proposed Project site is not located within a fire hazard severity zone and is not located in or near a state responsibility area. There are no wildland conditions in the immediate area where the Project site is located, and it is not located in or near a Historical Wildland Fire area.

A limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work in the street associated with the Project will be limited to lateral utility connections (i.e., water or sewer) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). Reference **Standard Condition SC-TR-1**. The TCP is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

All Project elements, including landscaping, will be sited with sufficient clearance from the proposed buildings so as not to interfere with emergency access to and evacuation from the site. The proposed Project is required to comply with the California Fire Code as adopted by the Menifee Municipal Code.

The Project will not impair an adopted emergency response plan or emergency evacuation plan. Impacts will be less than significant and no mitigation is required.

b) No Impact. The proposed Project site is not located within a fire hazard severity zone and is not located in or near a state responsibility area. There are no wildland conditions in the immediate area where the Project site is located, and it is not located in or near a Historical Wildland Fire area.

The project site is relatively flat with an average elevation of 1,460 feet AMSL. The Project site is currently vacant and bordered on the east by existing residential development, on the south by a planned and approved community commercial center, on the north by planned and approved low density residential uses, and on the west by the existing Boulder Ridge Elementary School. According to GoogleEarth, there are no steep slopes on or adjacent to the site but there are steep slopes 1,400 feet to the west, 1,600 feet to the southwest, and 1.3 miles to the east, with the southern extent of the Lakeview Mountains approximately 2 miles to the northeast. The Menifee area does experience hot dry "Santa Ana" winds in the late summer and fall which can gust up to 40 mph and often occur during the driest times of the year.

Based on this information, the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impacts will occur and no mitigation is required.

c) No Impact. The proposed Project site is not located within a fire hazard severity zone and is not located in or near a state responsibility area. There are no wildland conditions in the immediate area where the Project site is located, and it is not located in or near a Historical Wildland Fire area.

The Project does not include and or require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) in any wildland areas that may

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exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The Project site is currently vacant and the planned development will remove any potential fire risk from weedy vegetation and install fire protection infrastructure such as fire hydrants, water lines, and roadways which will reduce overall fire risk for the site as well as the surrounding area. All infrastructure will be installed in accordance with the respective jurisdiction requirements. None of these improvements will exacerbate fire risk or result in temporary or ongoing impacts to the environment. There will be no impacts and no mitigation is required.

d) No Impact. The proposed Project site is not located within a fire hazard severity zone and is not located in or near a state responsibility area. There are no wildland conditions in the immediate area where the Project site is located, and it is not located in or near a Historical Wildland Fire area.

The project site is relatively flat with an average elevation of 1,460 feet AMSL. According to GoogleEarth, there are no steep slopes or water sources within a one-quarter mile radius of the Project site that could contribute to downslope flooding, erosion, or contamination.

Based on this information, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impacts will occur.

Standard Conditions and Regulatory Requirements (SC-TR-4 from the Traffic Section – see below)

SC-TR-4 Traffic Control Plan. Prior to any Project construction, the Project Applicant shall develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

Mitigation Measures: None required or recommended.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Sources: See individual analysis sections for relevant sources and Section XXIII below.

Applicable General Plan Policies: See individual analysis sections for relevant goals and policies.

Analysis of Project Effect and Determination of Significance:

a) Less Than Significant with Mitigation Incorporated. The proposed Project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 1 (Aesthetics) and will not result in excessive light or glare with implementation of **Standard Condition SC-AES-1** for dark skies. The environmental analysis provided in Section 3 (Air Quality) concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant with incorporation of **Standard Conditions SC-AQ-1** and **SC-AQ-2** regarding regulatory compliance for construction equipment emissions and dust, respectively.

The Project site is currently vacant with no improvements, trees, or natural vegetation present. **Standard Conditions SC-BIO-1** and **SC-BIO-2** require payment of the MSHCP fee and payment of the SKR impact fee. In addition, **Mitigation Measures MM-BIO-1** and **MM-BIO-2** will protect burrowing owl and nesting birds if present, so that any impacts to biological resources will be reduced to less than significant levels.

Adverse impacts to historic, paleontological resources, or human remains will not occur with implementation of construction-phase procedures to address any important archaeological resources are discovered during grading (**Standard Conditions SC-CUL-1** through **SC-CUL-8**). The Project site is not known to have any association with an important example of California's history or prehistory. Paleontological impacts are addressed by **Standard Condition SC-GEO-3**.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Section 7 (Greenhouse Gas Emissions) concludes that impacts related to climate change will be less than significant with Standard Condition **SC-GHG-1** incorporated. Section 9 (Hydrology/Water Quality) concludes that impacts related hydrology and water quality will be less than significant with implementation of **Standard Conditions SC-HYD-1** through **SC-HYD-3** and **SC-HYD-5** which included preparation of a SWPPP and a WQMP.

Based on the preceding analysis of potential impacts in the responses to items 1 through 18, no evidence is presented that this Project will degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment and cultural resources will be less than significant with implementation of the recommended standard conditions and mitigation measures.

b) Less Than Significant with Mitigation Incorporated. Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes and operational characteristics involved with the Project.

Section 15130(b)(1) of the CEQA Guidelines identifies two methods to determine the scope of related projects for cumulative impact analysis:

- *List-of-Projects Method:* a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.
- *Summary-of-Projections Method:* a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency. The proposed Project is consistent with the City of Menifee General Plan, AQMP, and the CMP. Therefore, cumulative impacts will be less than significant.

No Impacts or Less than Significant Impacts

The analysis found the following:

- No Impacts to agricultural, forest, or mineral resources as these resources do not exist on the site.
- Less than Significant Impacts with no standard conditions or mitigation for energy, land use and planning, population and housing, and recreation impacts.

These impacts clearly have very limited or no onsite impacts and no offsite impacts and so would make little or no contribution to any potential cumulative impacts and no mitigation is required.

- Less than Significant Impacts with Standard Conditions for Aesthetics (SC-AES-1 for dark skies); Air Quality (SC-AQ-1 and SC-AQ-2 for regulatory compliance), Cultural/Tribal Resources (SC-CUL-1 through SC-CUL-8), Geology and Soils (SC-GEO-1 and SC-GEO-2), Greenhouse Gas Emissions (SC-GHG-1 for regulatory compliance), Hazards (SC-TR-1 for traffic control), Hydrology/Water Quality (SC-HYD-1 through SC-HYD-5 for regulatory compliance), Traffic (SC-TR-1 through SC-TR-4 for regulatory compliance), Utilities (SC-USS-1 through SC-USS-4 for regulatory compliance), and Wildfire (SC-TR-1 for traffic control).

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- Less than Significant Impacts with Standard Conditions and Mitigation Measures for Biological Resources (SC-BIO-1 through 3 and MM-BIO-1 for burrowing owl), and Noise (SC-NOI-1 and SC-NOI-2 plus MM-NOI-1 for noise barriers and MM-NOI-2 for noise reduction improvements).

These impacts have the potential for measurable impacts both on and off the site, and some may extend into the surrounding area including the region (e.g., air pollutant and GHG emissions). However, the analysis demonstrates these impacts can be reduced to less than significant levels through the implementation of a number of City standard conditions and five (5) mitigation measures for impacts to biology, noise, and public services (schools). These measures will help assure that not only project-level impacts are less than significant but that they will also not make any significant contributions to cumulatively considerable regional impacts.

Based on the above analysis concerning the local, regional, and global impacts of the Project in consideration of past, current, and future projects, the City hereby finds that the contribution of the proposed Project to cumulative impacts will be less than significant with project-level mitigation incorporated.

c) Less Than Significant with Mitigation Incorporated. Based on the analysis of the Project's impacts in the responses to items 1 through 18, there is no indication that this Project will result in substantial adverse effects on human beings with implementation of the recommended standard conditions of approval and mitigation measures. While there will be a variety of temporary adverse effects during construction related to noise and traffic, these will be reduced to less than significant levels through mitigation and standard conditions, respectively. Long-term effects include increased vehicular traffic, traffic-related noise, use of hazardous materials, emissions of criteria pollutants and greenhouse gas emissions. The analysis herein concludes that direct and indirect environmental impacts will at worst require reduction through the implementation of the following standard conditions and mitigation to reduce them to less than significant levels:

- | | |
|-----------------------------------|---|
| • Hazards and Hazardous Materials | SC-TR-3 (Traffic Control Plan or TCP) |
| • Public Services | SC-PS-1 through SC-PS-9
(fire, police, and schools) |
| • Utilities and Service Systems | SC-USS-1 through SC-USS-4
(water, sewer, and solid waste) |
| • Noise | SC-NOI-1 and SC-NOI-2 (MC reg. compliance)
MM-NOI-1 and MM-NOI-2 (noise barriers, windows) |
| • Transportation | SC-TR-1 through SC-TR-4
(pay TUMF, DIF, traffic signal fees and do TCP) |

Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporated.

Mitigation Measures: See measures listed in Sections XXI.a through XXI.c above.

XXII. 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).

- City of Menifee General Plan Environmental Impact Report (EIR) 2013, evaluated cumulative impacts from development consistent with the proposed General Plan land use designations and elements.

XXII. SUMMARY OF MITIGATION MEASURES

Biological Resources

MM-BIO-1 Burrowing Owl Survey. A pre-construction survey for burrowing owl (BUOW) shall be conducted no more than 3 days prior to commencement of Project-related ground disturbance to verify that BUOW remain absent from the Project area.

If active nests are identified on an implementing Project site during the pre-construction survey, the nests shall be avoided, or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season.

If burrowing owls occupy any implementing Project site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the City Planning Department and the CDFW. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Artificial burrows shall be provided nearby. The implementing Project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

The CDFW shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation. If avoidance is infeasible, then a DBESP would be required, including associated relocation of burrowing owls. If conservation is not required, then owl relocation would still be required following accepted protocols. Take of active nests would be avoided, so it is strongly recommended that any relocation occur outside of the nesting season.

MM-BIO-2 Nesting Bird Survey. If grading or site disturbance including demolition of existing structures is to occur during the nesting season (February 15 – August 31), a nesting bird survey (including raptors) shall be conducted within ten (10) days prior to grading permit issuance or any site clearing or demolition. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. If active bird nests are found,

avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, shall be established and observed. The biologist shall prepare a final letter report that shall be submitted to the City of Menifee Community Development Department for review and approval.

Noise

MM-NOI-1 Perimeter Noise Barriers. To satisfy the City's 70 dBA CNEL external noise limit for multi-family housing, the Project will install a perimeter noise barrier as shown on Exhibit ES-A from the Project Noise Study prepared by Urban Crossroads dated November 2, 2022. The effective noise barrier height recommendations represent the minimum wall and/or berm combination height of six (6) feet required to satisfy the City's exterior noise level standards.

The recommended noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the planned height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier should extend to the recommended height above the highest point between the residential home and the road. To be effective, the barrier should provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20 dBA. The noise barrier could be constructed using the following alternative materials to the satisfaction of the City Engineer:

- Masonry block;
- Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot capable of providing a minimum transmission loss of 20 dBA;
- Earthen berm; or
- Any combination of these construction materials.

The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout or caulking.

MM-NOI-2 Noise Reduction Improvements. To satisfy the City's 45 dBA CNEL internal noise limit for multi-family housing, the Project will provide mechanical ventilation (Heating, Ventilation, and Air Conditioning or HVAC) for all units to allow windows closed interior conditions with windows-closed conditions.

The Project will provide noise reduction of up to 22.8 dBA for all units or equivalent to meet the City's internal noise limits. In addition, the Project shall provide to units adjacent to Menifee Road a noise reduction of up to 27.4 dBA with windows-closed conditions. In addition, the Project shall provide the following additional noise reduction improvements:

Windows & Glass Doors: Second Story facades of Building 14 through 17 adjacent to Menifee Road require windows and glass doors with well-fitted, well-weather-stripped assemblies with minimum sound transmission class (STC) ratings of 28.

Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 27. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.

Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.

Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-

sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g., air conditioning) or active ventilation system (e.g., fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

XXIII. REFERENCES

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California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), Important Farmland Finder Website <https://maps.conservation.ca.gov/DLRP/CIFF>

California Department of Transportation. EMFAC Software.

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Department of Finance Population Estimates

Department of Toxic Substances Control (DTSC), EnviroStor website

Department of Water Resources (DWR) Adjudicated Areas Map website

Public Resources Code Section 12220(g)

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Title 24, Part 6, of the California Code of Regulations. California's Energy Efficiency Standards for Residential and Nonresidential Buildings. <http://www.energy.ca.gov/title24/>

Christiansen & Company (C&C)

Hydrology Study for The Village At Junipero, City of Menifee, prepared by Christiansen & Company (C&C), January 2023a (Appendix G)

Project-Specific Water Quality Management Plan, prepared by Christiansen & Company, February 17, 2023b (Appendix G)

City of Menifee

General Plan (2013)

Open Space and Conservation Element (OSCE)

Community Design Element (CDE)

General Plan Environmental Impact (GPEIR 2013)

Chapter 5.4, Biological Resources

Chapter 5.6, Geology and Soils

Chapter 5.8, Hazards and Hazardous Materials

Chapter 5.9, Hydrology and Water Quality

Chapter 5.13, Population and Housing

Chapter 5.14, Public Services

Chapter 5.16, Recreation

Chapter 5.17, Utilities and Service Systems

XXIII. REFERENCES

Chapter 7.17 – Transportation and Traffic

Municipal Code:

Chapter 4.2, Floodplain Management for Noncoastal Communities

Chapter 8.20 (Fire Code)

Chapter 15.01, Storm Water/Urban Runoff

Section 9.215.060(C)

Section 9.200.030, Tree Preservation Regulations

Sections 9.55 and 9.56; and Development Impact Fees per Ordinance No. 17-232.

Ordinance No. 17-232 (Development Impact Fees)

Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program, adopted by the City of Menifee)

Zoning Map

County of Riverside

Airport Land Use Commission (RCALUC) website

Development Impact Fees per Ordinance No. 17-232; Ordinance No. 2009-62 “Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2009”

Map My County 2022 (Appendix J)

Western Riverside County Multiple Species Habitat Conservation Plan Website, Interactive Maps

CRM TECH

Phase I Cultural Resources Assessment (CRA), The Village at Menifee. CRM TECH (CRMT), original dated March 4, 2015, updated September 30, 2022 (Appendix C)

Eastern Municipal Water District

Eastern Municipal Water District (EMWD) website

Perris Valley Regional Water Reclamation Facility – Fact Sheet, issued by EMWD, 10-2016

Urban Water Management Plan, 2020

ELMT

Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Proposed Village at Junipero Project, City of Menifee. ELMT Consulting. Original dated April 1, 2020, updated October 16, 2022 (MSHCP Report, Appendix B).

Google Earth Website 2022

Lilburn Corporation

Phase I and Limited Phase II Environmental Site Assessment on Three Parcels Located Northeast of the Intersection of Junipero Road and McCall Boulevard, Menifee, CA. Lilburn Corporation, original dated December 2014 and updated in August 2022 (Appendix E)

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XXIII. REFERENCES

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Village at Junipero, Air Quality Impact Analysis, City of Menifee. Urban Crossroads (UC). Original dated February 4, 2015, Updated November 4, 2022a (Appendix D)

Village at Junipero Vehicle Miles Travelled (VMT) Screening Evaluation, 11-9-2022b (Appendix H)

Noise Impact Analysis, Village at Junipero, City of Menifee, prepared by Urban Crossroads, November 2, 2022c (Appendix I)

Village at Junipero Traffic Impact Analysis, City of Menifee, prepared by Urban Crossroads, 2-22-2023 (Appendix H)