

**ADDENDUM TO THE MENIFEE GENERAL PLAN  
ENVIRONMENTAL IMPACT REPORT AND 2021-  
2029 HOUSING ELEMENT UPDATE  
ENVIRONMENTAL IMPACT REPORT  
FOR PLANNING CASE  
NUMBERS 21-0404 AND 21-0405**

**GENERAL PLAN AMENDMENT AND CHANGE OF ZONE PROJECT  
MENIFEE, RIVERSIDE COUNTY, CALIFORNIA**



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## LIST OF ABBREVIATIONS AND ACRONYMS

µg/m <sub>3</sub>	micrograms per cubic meter
AB	Assembly Bill
Approved Project	Menifee General Plan and the 2021–2029 Housing Element Update
AQ/GHG	Air Quality and Greenhouse Gas Emissions Analysis for the Menifee
BMP	best management practice
BP	Business Park
CALGreen	California Green Building Standards Code
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
City	City of Menifee
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
COZ	Change of Zone
dB	decibel(s)
DBESP	Determination of Biologically Equivalent or Superior Preservation
DTSC	California Department of Toxic Substances Control
EDC-CC	Economic Development Corridor Community Core
EDC-SG	Economic Development Corridor – Southern Gateway
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EOP	Riverside County Operational Area Emergency Operations Plan
FAR	floor area ration
FEMA	Federal Emergency Management Agency
GHG	greenhouse gas
GP EIR	General Plan Final Environmental Impact Report
GPA	City of Menifee General Plan Amendment
HCD	Department of Housing and Community Development
HDR	High Density Residential

HEU	Housing Element Update 2021–2029
HEU EIR	Housing Element Update Final Program Environmental Impact Report
HRA	health risk assessment
I-215	Interstate 215
lbs	pounds
LHMP	Meniffee Local Hazard Mitigation Plan
LID	Low Impact Development
LOMC	Letter of Map Change
LOMR	Letter of Map Revision
LOS	level of service
LRA	Local Responsibility Area
MBTA	Migratory Bird Treaty Act
Memorandum	General Plan Amendment
MERV	minimum efficiency reporting value
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MRZ	Mineral Resources Zones
MUSD	Meniffee Union School District
NEV	neighborhood electric vehicle
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
O <sub>3</sub>	ozone
PM <sub>10</sub>	particulate matter equal to or less than 10 microns in diameter
PM <sub>2.5</sub>	particulate matter equal to or less than 2.5 microns in diameter
PRC	California Public Resources Code
project	City of Meniffee General Plan Amendment and Change of Zone Addendum Project
RCALUC	Riverside County Airport Land Use Commission
RCIP	Riverside County Integrated Plan
RCIP	Riverside County Integrated Plan
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Assessment
ROG	reactive organic gases

RHNA Allocation Plan	6th Cycle RHNA Allocation Plan
RTP/SCS	2012–2035 SCAG Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
sf	square foot/feet
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SO <sub>2</sub>	sulfur dioxide
SO <sub>x</sub>	sulfur oxides
SR-	State Route
SRA	State Responsibility Area
SWPPP	Stormwater Pollution Prevention Plan
T-BACT	Best Available Control Technologies for Toxics
Traffic Analysis	Meniffee Code Amendment Project Trip Generation Analysis and Vehicle Miles Traveled Analysis Memorandum
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
Williamson Act	California Land Conservation Act
WQMP	Water Quality Management Plan

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## 1.0 INTRODUCTION AND PURPOSE OF THE ADDENDUM

### 1.1 INTRODUCTION

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.); the *State CEQA Guidelines* (Title 14, California Code of Regulations [CCR] Sections 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Menifee (City).

Section 15164(a) of the *State CEQA Guidelines* states that “the lead agency for a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the *State CEQA Guidelines*, a subsequent Environmental Impact Report (EIR) or Negative Declaration is only required when:

1. Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

The City is the lead agency under CEQA. In 2013, the City certified the City of Menifee General Plan Final Environmental Impact Report (GP EIR)<sup>1</sup> for its General Plan in compliance with CEQA and the *State CEQA Guidelines* under Resolution No. 13-347. In 2021, the City certified the Housing Element Update Final Program Environmental Impact Report (HEU EIR)<sup>2</sup> for the 2021–2029 Housing Element Update (HEU), in compliance with CEQA and the *State CEQA Guidelines*.

The adopted Menifee General Plan and 2021–2029 Housing Element Update are herein referred to as components of the “Approved Project.” By providing the necessary regulatory and design guidance, the Menifee GP EIR and the Menifee HEU EIR ensure that future development of parcels within Menifee implements the goals and policies of the City of Menifee’s General Plan.

The proposed City of Menifee General Plan Amendment (GPA) and Change of Zone (COZ) Project (herein referred to as the “Project,” or “proposed Project”) is a City initiative to expand the existing Economic Development Corridor Community Core (EDC-CC) in the southern portion of Menifee from Garbani Road to Scott Road and update the definition of the Business Park (BP) land use designation. The COZ would facilitate the application of the expanded EDC-CC to ensure consistency with the proposed General Plan land use designation for the subject parcels. The Project does not include any proposed physical development. Only changes to the General Plan and Municipal Code text and maps to update the land use designations would take place. See Section 2.0, Project Description, for a detailed description of the proposed project.

The purpose of this Addendum is to analyze any potential differences between the impacts identified in the Approved Project (Menifee General Plan and the 2021–2029 Housing Element Update) for the City’s General Plan and those that would be associated with the proposed Project (GPA and COZ). Pursuant to provisions of CEQA and *State CEQA Guidelines*, the City is the Lead Agency charged with the responsibility of deciding whether to approve implementation of the proposed Project. As part of its decision-making process, the City is required to review and consider whether the proposed Project would create new significant impacts or significant impacts that would be substantially more severe than those of the Approved Project, as disclosed in the GP EIR and HEU EIR. Additional CEQA review beyond this Addendum would be required only if the proposed Project created new significant impacts or impacts that are more severe than those of the Approved Project as disclosed in the HEU EIR and the GP EIR. To use an Addendum as the appropriate CEQA document for the proposed Project, the City must find that major revisions to the Final EIR are not necessary and that none of the conditions described in *State CEQA Guidelines* Section 15162 requiring preparation of additional CEQA documentation have occurred.

As detailed herein, the proposed Project would result in no new significant impacts that were not analyzed for the Approved Project in the GP EIR and HEU EIR, nor would the proposed Project cause

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<sup>1</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. September. Website: <https://www.cityofmenifee.us/262/Environmental-Impact-Report> (accessed June 10, 2022).

<sup>2</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.1-10. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>. (accessed June 10, 2022).

a substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with the proposed Project would be either the same or less than those of the Approved Project, as described in the Meniffee GP EIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed for the Approved Project in the GP EIR and HEU EIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. Therefore, in accordance with Section 15164 of the *State CEQA Guidelines*, this Addendum to the previously certified GP EIR and HEU EIR is the appropriate environmental documentation for the proposed Project. In taking action on any of the project approvals, the decision-making body must consider the whole of the data presented in the Final EIR and the previously adopted Mitigation Monitoring and Reporting Program.

## 1.2 MENIFEE GENERAL PLAN

The City certified the GP EIR (State Clearinghouse No. 2012071033) by Resolution No. 13-347 on December 18, 2013. Since then, the General Plan has been amended three times. The First Addendum to the General Plan EIR was certified under Resolution No. 14-353 on February 5, 2014 to address minor changes to the General Plan that resulted from adoption of the Housing Element covering a period from October 15, 2013 to October 15, 2021 pursuant to the 5<sup>th</sup> Cycle of the Regional Housing Needs Assessment (RHNA).<sup>3</sup> The Second Addendum to the General Plan EIR was certified under Resolution No. 20-874 on March 18, 2020 to amend the General Plan Land Use Element to add Policy No. LU-11 allowing single-family residential dwellings on non-conforming parcels with Residential land use designations. Additionally, the Second Addendum resulted in land use map amendments and zone changes for two parcels (Assessor Parcel Numbers [APNs] 33-090-004 and 360-280-014) respectively from Rural Mountainous to 8.1-14 du/ac (Medium Density Residential) and from Public Facilities/Quasi-Public Facilities to Rural Residential – 1 Acre Min.<sup>4</sup> Finally, the Third Addendum to the General Plan EIR was certified under Resolution No. 20-901 on May 20, 2020 to evaluate environmental effects from changes to the General Plan Circulation Element related to the deletion of Wickerd Road westerly from Haleblan Road to Antelope Road in the 2005 Cantalena Specific Plan area.<sup>5</sup>

<sup>3</sup> The Planning Center and DC&E. 2014. Addendum to the Environmental Impact Report for Meniffee General Plan. SCH NO. 2012071033. January. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/10781/1st-Addendum-for-Website> (accessed October 15, 2022).

<sup>4</sup> City of Meniffee. 2020. Second Addendum to the City of Meniffee General Plan Certified Final Environmental Impact Report (SCH NO. 2012071033). General Plan Amendment No. PLN 19-0014 and Change of Zone No. PLN19-0092. p. 6 and 7. March. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/10784/2nd-Addendum> (accessed October 15, 2022).

<sup>5</sup> City of Meniffee. 2020. Addendum to the City of Meniffee's General Plan Environmental Impact Report, City of Meniffee, Riverside County, California, State Clearinghouse Number 2012071033. p. 1. May. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/10783/3rd-Addendum> (accessed October 15, 2022).

None of the prior Addendums to the GP EIR apply to the area of the City in which the proposed project is located, nor do any of the land use, zoning, and/or circulation changes facilitated by the prior General Plan Addendums affect the existing or proposed land use, zoning, or circulation components of the proposed project.

General Plans are required to include seven elements (Land Use, Housing, Circulation, Noise, Safety, Open Space, and Conservation). The organization of these seven elements and any optional elements are determined by the local jurisdiction. The General Plan is required to be comprehensive in nature and internally consistent. The City's General Plan is made up of eight elements: Land Use, Housing, Circulation, Open Space, and Conservation (the combination of two mandatory elements), Community Design (optional), Economic Development (optional), Safety, and Noise.

The Menifee General Plan contains long-term forecasts, development goals and strategies, displays, and illustrations. It directs the City's growth and development by identifying land uses in the proposed land use map and implementing the Menifee General Plan's goals and principles. It also provides a long-term vision for the City and shows how that vision may be realized over time through its implementation goals and policies.<sup>6</sup>

Figure 3 in Section 2.3, Project Components, shows the existing distribution of land use that would be implemented upon the projected buildout of the Menifee General Plan with the expanded Economic Development Corridor Scenario that was analyzed with the Approved Project. Land use designations define the amount, type, and nature of future development that is allowed in any given location of Menifee.

Table 1.A shows the General Plan based on the projected buildout for non-residential square footage and employment of each land use designation based on a range of allowable non-residential intensities (expressed as floor area ratio [FAR]). Buildout of the proposed Land Use Plan is projected to accommodate 63,754 dwelling units and 158,948 residents. With the expansion of the EDC land use designation, the Approved Project projected 2,437 acres of EDC land uses, 5.1–18.0 dwelling units per acre, 0.23–0.38 FAR, 10,049 population increase, 3,774,167 square feet (sf) of retail, 28,281,889 sf of non-retail, totaling 32,056,056 sf of EDC land use for the City.

**Table 1.A: Future General Plan Buildout Projections**

Land Use Category	Acres <sup>1</sup>	Assumed Density (du/ac) <sup>2, 3</sup>	Intensity (FAR) <sup>4</sup>	Units	Population <sup>5</sup>	Retail (Square Feet)	Nonretail (Square Feet)	Total (Square Feet)
<b>Residential</b>								
20.1-24 du/ac Residential (20.1-24R)	256	22.0	-	5,499	10,513	-	-	-
<b>Commercial, Office, and Light Industrial</b>								

<sup>6</sup> City of Menifee. 2013. City of Menifee General Plan Final Environmental Impact Report. Chapter 1 Executive Summary. p. 1-11. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1096/Ch-01?bidId=> (accessed April 25, 2022)

<i>Commercial Retail (CR)</i>	202	-	0.23	-	-	2,018,027	-	-
<i>Commercial Office (CO)</i>	10	-	0.35	-	-	-	150,369	150,369
<i>Business Park (BP)</i>	413	-	0.38	-	-	-	6,836,666	6,836,666
<b>Subtotal</b>	<b>653</b>		-	-	-	<b>2,018,027</b>	<b>7,481,838</b>	<b>9,499,865</b>
<i>Economic Development Corridor (EDC)</i>	2,437	5.1–18.0	0.23–0.38	4,744	10,049	3,774,167	28,281,889	32,056,056
<b>Subtotal (with EDC)</b>	<b>3,090</b>	-	-	<b>4,744</b>	<b>10,049</b>	<b>5,792,194</b>	<b>35,763,727</b>	<b>41,555,921</b>

Source: General Plan Final Environmental Impact Report, Table ES-1. (City of Menifee, 2013).

- <sup>1</sup> Acres shown are adjusted gross acreages and do not include the right-of-way for roadways (Collector Roads and above) flood control facilities, or railroads.
- <sup>2</sup> Acres shown are adjusted gross acreages and do not include the right-of-way for roadways (Collector Roads and above) flood control facilities, or railroads.
- <sup>3</sup> Density/Intensity includes both residential density, expressed as units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square footage in relation to the size of the lot
- <sup>4</sup> Density/Intensity includes both residential density, expressed as units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square footage in relation to the size of the lot
- <sup>5</sup> Projections of population by land use designation are based on a persons-per-household factor that varies by housing type. A 7.64 percent vacancy rate was assumed for population based on 2009 City of Menifee vacancy rate figures identified by the California Department of Finance.

du/ac = dwelling units per acre

FAR = floor area ratio

The objectives of the Approved Project as listed in the approved General Plan EIR<sup>7</sup> include:

1. Adopt a new General Plan that establishes the goals and policies to create a built environment that fosters the enjoyment, financial stability, and well-being of the entire community.
2. Preserve a diverse mix of neighborhoods that provide an array of housing choices for a variety of life stages and lifestyles.
3. Preserve the City's rural character, where appropriate.
4. Create a vibrant downtown, complete with a Community Center that serves as the central facility for our annual community celebrations and a gathering place for a broad spectrum of interests and ages.
5. Preserve and promote historic and cultural resources that are unique to the City.
6. Provide for adequate open space, recreational and cultural amenities to serve existing and future residents.

<sup>7</sup> City of Menifee. 2013. General Plan Final EIR. Chapter 4 Project Description. p. 4-1. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1099/Ch-04?bidId=> (accessed April 26, 2022)

7. Provide access to rail, bus rapid transit, local shuttle services and develop a citywide golf cart/neighborhood electric vehicle plan to minimize vehicular trips that improve air quality.
8. Improve the community's jobs-housing balance and fiscal sustainability by planning for a diversified employment base, supported by a variety of commercial, industrial, and mixed-use land uses through creation of the Economic Development Corridor (EDC) land use designation.
9. Create a plan that promotes long-term economic vitality and fiscal responsibility.
10. Reconcile General Plan buildout projections with regional and subregional estimates for growth.
11. Incorporate housing sites identified in the Housing Element into the Land Use Element.
12. Ensure consistency with AB 32, SB 375, and other federal, State, and local mandates.
13. Incorporate goals, policies, and programs that integrate multiple modes of transportation and meet the requirements of the Complete Streets Act.

The General Plan component of the Approved Project was certified by the GP EIR prior to the 2019 CEQA Statute and Guidelines update in December 2018. This Addendum includes three resource topics that were not previously evaluated in detail in the GP EIR of the Approved Project but that warrant analysis now due to current regulatory guidance outlined in the *State CEQA Guidelines*. These topics include energy, wildfire, and tribal cultural resources.

The GP EIR included an analysis of energy impacts under Chapter 5, Section 5.1 (Aesthetics) and Section 5.7 (Greenhouse Gas); however, that analysis was based on Appendix G of the CEQA Statute and Guidelines at that time. The information in Section 5.7 of the GP EIR is used to provide an analytical comparison on energy between the Approved Project and proposed Project based on the 2022 CEQA Statute and Guidelines Energy Thresholds. Additionally, The GP EIR included wildfire analysis under Chapter 5, Section 5.8 (Hazard/Hazardous Materials), Section 5.14 (Public Services), and Section 5.16 (Transportation and Traffic); however, that analysis was based on Appendix G of the CEQA Statute and Guidelines at that time. The information in Sections 5.8, 5.15, and 5.16 of the GP EIR is used to provide an analytical comparison on wildfire between the Approved Project and proposed Project based on the 2022 CEQA Statute and Guidelines Wildfire Thresholds.

The GP EIR of the Approved Project does not include analysis of Vehicle Miles Traveled or Tribal Cultural Resources pursuant to Appendix G of the CEQA Guidelines, as amended, nor does the GP EIR or Addendum No. 1 reflect the current 6<sup>th</sup> Cycle of the City's RHNA. In order to ensure the Approved Project reflects environmental conditions based on the most current, applicable baseline, this Fourth Addendum applies not only to the Meniffee GP EIR but also to the HEU EIR. Section 3.1 below provides a summary table of the conclusions for both the GP EIR and HEU EIR as compared to the proposed Project.

### 1.3 MENIFEE 2021-2029 HOUSING ELEMENT

Per California Government Code Sections 65580 – 65589.11, also referred to as the California Housing Law, jurisdictions are required to maintain and update Housing Elements within their

General Plans. Furthermore, California Government Code Sections 65580–65589.8 require that jurisdictions evaluate their Housing Elements every 8 years. The City Council adopted the 6th Cycle, 2021–2029 Housing Element Update on December 15, 2021 and certified the HEU EIR via Resolution No. 21-1111.

The City prepared an update to the Housing Element, which included updated goals and policies intended to increase the City’s housing potential to address the growing housing scarcity in the State. The HEU component of the Approved Project would provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within Menifee. The HEU was prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Menifee. The HEU consists of four chapters intended to summarize the existing status of the City’s communities, the City’s existing housing strategy, and provide updated policies to be implemented for the 6th Cycle. The State Department of Housing and Community Development (HCD) determines Regional Housing Needs Assessments (RHNA) for all metropolitan planning organizations (MPOs) Statewide to aid the State in reducing its present housing crisis, in which inhabitants face a scarcity of housing units. HCD authorizes 196 jurisdictions in the Southern California Association of Governments (SCAG) region, including Menifee. HCD approved SCAG’s RHNA allocation methodology. The City’s RHNA allotment was determined as 6,609 dwelling units, based on SCAG’s final adopted RHNA allocation.

The HEU also updated other elements in the General Plan. The following summarizes these updates.

- **Land Use Element Update**
  - Identify and develop patterns for future growth
  - Evaluate uses to ensure land for residential, commercial, industrial and public facilities
  - Review land use policies for conflicts with new housing legislation and Zoning standards
- **Safety Element Update**
  - Identify relevant safety issues that must be updated consistent with State and Federal requirements
  - Insure consistency between Land Use, Environmental Justice and the Housing Element
- **Environmental Justice Policies –Identifies disadvantage communities with the City of Menifee**
  - Incorporate policies and goals to advance equity and protect human health

The General Plan Land Use Element was reviewed in conjunction with the HEU to identify future growth and development patterns. Within the city limits and sphere of influence, the analysis highlighted existing land uses with undeveloped and underutilized parcels to provide adequate land



for housing, commercial, industrial, and public facility uses. The analysis in the HEU EIR aided in the identification of potential land use conflicts and provided an opportunity to make any necessary adjustments as part of the Housing Element Update, ensuring internal Housing Element Update consistency. General Plan Amendments were proposed for the rezoning of select lots to higher development densities, such as High Density Residential (HDR), with these modifications reflected in the updated Land Use Element and Land Use Map.

Changes to the land use and zoning designation of parcels identified for the HEU were codified through an update to the City's Land Use Element. Parcels identified as candidate housing sites in the HEU would be subject to land use designation changes to allow for a higher residential development density. The General Plan Land Use Element Update also included the proposed land use amendment of 48 parcels within the EDC-CC from EDC-CC to RR-1. The zone change request does not include any development proposal or removal of existing residential structures. The remainder of the EDC-CC will be unaffected by the amendment. This EDC-CC region encompasses roughly 392 acres, of which 66 acres (48 parcels) are proposed for rezoning. With the exception of infrastructure, road and sidewalk upgrades, and existing structures, redevelopment of the 48 properties (about 66 acres) with an RR-1 designation would allow for around 66 units. Residential (25 percent), commercial retail (10 percent), commercial office (35 percent), and business park development are all encouraged under the present EDC-CC zoning (30 percent). The RR-1 designation of the plots would allow for the development of single-family homes on a 1-acre minimum lot size.

The change in zoning in the HEU excluded all other non-residential uses, except as otherwise permitted by the Development Code. The rezoning of the 48 EDC-CC parcels would be consistent with the existing established low density rural residential character of the area. The remainder of the EDC-CC was unaffected by the amendment. Additional updates to the City's EDC land use policies would remove the 15 percent residential limitation placed on the land use type and would amend the EDC Subarea use descriptions and preferred use mix.

The General Plan Safety Element was also updated to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The City analyzed existing policies and programs to help identify and develop policies directing resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education, and employment. Environmental justice policies will be provided in future Elements of the General Plan, where appropriate.

Environmental justice policies were also proposed in the HEU to ensure the equitable distribution of resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education, and employment.



## 2.0 PROJECT DESCRIPTION

### 2.1 INTRODUCTION

The City of Menifee (City) proposes to initiate a General Plan Amendment (GPA) (PLN 21-0404) and Change of Zone (COZ) (PLN 21-0405) in the southern portion of Menifee (herein referred to as the “Project,” or “proposed Project”). The GPA would expand the existing Economic Development Corridor Community Core (EDC-CC) in the southern portion of Menifee from Garbani Road to Scott Road and update the definition of the Business Park (BP) land use designation. The COZ would facilitate the application of EDC-CC in the southern portion of Menifee from Garbani Road to Scott Road by rezoning specific parcels from Economic Development Corridor – Southern Gateway (EDC-SG) to EDC-CC to be consistent with the proposed General Plan land use designation for the subject parcels.

The Project site is within the Economic Development Corridor land use designation and would convert 533.87 acres of land from EDC-Southern Gateway (EDC-SG) to EDC-Community Core (EDC-CC).<sup>8</sup> Table 2.A summarizes the existing (EDC-SG) and proposed (EDC-CC) mix of land use for each subarea.

**Table 2.A: Mix of Land Use for Subareas in the EDC**

Land Use Mix <sup>1</sup>	EDC-SG	ED-CC	Difference of % of Mix with proposed Project <sup>1</sup>
Residential	10%	20%	+10%
Commercial Retail	10%	30%	+20%
Commercial Office	10%	40%	+30%
Business Park	70%	10%	-60%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>-</b>

Source: General Plan Land Use Element, pp. 39–40. (City of Menifee, December 2012).

Notes: Through consultation with City Staff, this analysis applies a residential density of 22 dwelling units per acre as vertical mixed use for residential development and floor-to-area (FAR) ratios of 0.23 for commercial retail, 0.35 for commercial office, and 0.38 for business park (refer to Table LU-3 in the Land Use Element of the Menifee General Plan).

<sup>1</sup> Based on conversion of 533.87 acres from EDC-SG to EDC-CC.

As shown in Table 2.A above, the proposed Project would increase development potential of 533.87 acres (28 parcels) within Menifee to develop commercial retail, commercial office, and residential while decreasing business park/light industrial in the Economic Development Core.

The proposed Project, similar to the Approved Project, does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land uses and zoning for subject properties.

<sup>8</sup> City of Menifee. General Plan. 2012. Land Use Element, pp. 39–40. Website: [https://www.cityofmenifee.us/DocumentCenter/View/14701/FINAL\\_Land-Use-Element\\_11322](https://www.cityofmenifee.us/DocumentCenter/View/14701/FINAL_Land-Use-Element_11322) (accessed August 29, 2022).

Table 2.B shows the acreages for the existing and proposed mix of uses in the Project area.

**Table 2.B: Acreages for Existing and Proposed Mix of Land Uses**

Land Use	EDC-SG (Existing)	EDC-CC (Proposed)
Residential	53.387 AC	106.774 AC
Commercial Retail	53.387 AC	160.161 AC
Commercial Office	53.387 AC	213.548 AC
Business Park	373.709 AC	53.387 AC
Total	533.870 AC	533.870 AC

Source: General Plan Land Use Element, pp. 39–40. (City of Menifee, December 2012).

AC = acreage of land

Further, densities for the residential uses and floor area ratios (FAR) for the non-residential uses were obtained from Exhibit LU-3 of the Land Use Element of the City's General Plan and are based on discussions with City staff. As such, a density of 22 dwelling units/acre was applied for the residential uses and FARs of 0.23, 0.35, and 0.38 were applied for the commercial retail, commercial office, and business park uses, respectively. These densities were multiplied with the respective acreages to obtain the number of projected residential dwelling units and non-residential square footages for the different uses. Table 2.C summarizes the development potential of the existing and proposed land use designations within the Project area.

**Table 2.C: Development Potential for Existing and Proposed Mix of Land Uses**

Land Use	EDC-SG (Existing)	EDC-CC (Proposed)
Residential	1,175 DU	2,349 DU
Commercial Retail	534.87 TSF	1,604.62 TSF
Commercial Office	813.94 TSF	3,255.75 TSF
Business Park	6,185.93 TSF	883.70 TSF

Source: Menifee Code Amendment Project Trip Generation Analysis and Vehicle Miles Traveled Analysis Memorandum. (LSA Associates, Inc. 2022a) (Appendix B).

DU = dwelling units TSF = thousand square feet

## 2.2 PROJECT LOCATION

Menifee is in western Riverside County along Interstate 215 (I-215). Menifee is bordered by Perris and unincorporated Riverside County to the north; Canyon Lake, Lake Elsinore, and Wildomar to the west; Murrieta and unincorporated Riverside County to the south; and the unincorporated communities of Homeland and Winchester to the east. Figure 1: Regional and Project Location shows Menifee's location in a regional context. The GPA and COZ are proposed for properties south of Garbani Road, north of Scott Road, east of Sherman Road, and west of Palomar Road (i.e., the Project site). Figure 2: Project Boundary and Figure 3: Existing and Proposed Land Use and Zoning show the boundaries of the GPA and COZ components of the proposed Project.

## 2.3 EXISTING SETTING

The Project site comprises 28 parcels on 533.87 acres of land. The majority of the Project site is vacant and undeveloped with the exception of a few developments. These developments include Louie's Nursery & Landscape Materials Inc (plant nursery) at 27985 Wickerd Road, All Star Super Storage (self-storage) at 32456 Haun Road, and the Frontier Communications Corporation Plant Yard at 32477 Haun Road. The communications plant yard consists of office uses and a large surface parking lot and a storage area for equipment. These developments are adjacent to each other in the center-west portion of the Project site at the intersection of Wickerd Road and Haun Road (see Figure 2).

In August 2022, the City contracted Kosmont Companies to conduct an office market analysis for its city boundaries. The market analysis included an inventory of Menifee's demographics including population, educational attainment, and income as well as inventory of Menifee's current job and housing setting.

There is a current imbalance of the jobs-to-housing ratio such that Menifee sees a significant net outflow of workers commuting to work locations in other communities.<sup>9</sup> The Menifee office market continues to grow related to population growth in the region, and the vacancy rate is very low at 1.4 percent.<sup>10</sup> The State's population growth has declined by 0.4 percent, while Riverside County's population growth is at 3 percent and Menifee's population has grown 18 percent.<sup>11</sup> Workers who live in Menifee are primarily employed in the health care, accommodation/food service, education, retail trade, and construction sectors<sup>12</sup> and approximately 50 percent of these residents work in office-related industries<sup>13</sup> while 53 percent of employees [from other communities] who work in Menifee work in office-related industries.

Menifee has approximately 446,000 square feet (sf) of office space with the following locations being the largest:

- Menifee Police Department (29714 Haun Road) (approximately 74,900 sf), currently occupied by the City of Menifee.
- Medical Arts Plaza (29799 Haun Road) (approximately 61,000 sf), home to a variety of small medical office tenants.
- Medical Plaza (29826 Haun Road) (approximately 56,000 sf), home to a variety of small medical office, real estate, and professional service tenants.

Office development in the area is centered along Interstate 15 (I-15) and I-215, with larger properties (more than 50,000 sf) at the I-15/I-215 split in Murrieta and the I-15 area in Temecula. Other office development in Menifee is primarily along the I-15 and I-215. The current imbalance of

<sup>9</sup> Kosmont Companies. 2022. *City of Menifee Office Market Analyses*. p. 14. August.

<sup>10</sup> Ibid. p. 20.

<sup>11</sup> Ibid. p. 10.

<sup>12</sup> Ibid. pp. 6, 13, and 16.

<sup>13</sup> Ibid. p. 16.

the jobs-to-housing ratio is such that Menifee sees a significant net outflow of workers commuting to work locations in other communities, as shown in Table 2.D.

Compared with the region, the City of Menifee has one of the highest populations but has the lowest office inventory per capita at 4.2 with the majority of the region having more than double the inventory with similar population sizes.

**Table 2.D: Office Market Comparison (South Riverside County Cities)**

Office Market Data	Menifee	Murrieta	Temecula	Wildomar	Lake Elsinore	Perris
Population (2022)	106,627	111,183	109,925	36,632	71,615	79,890
Office Inventory (sf)	445,553	2,038,477	3,461,011	302,276	602,740	377,555
Medical Office (sf)	158,860	1,053,478	845,383	189,016	122,577	94,908
Office Inventory sf Per Capita	4.2	18.3	31.5	8.3	8.4	4.8
Vacancy %	1.5%	5.8%	4.7%	4.2%	2.0%	2.6%

Source: CoStar, California Department of Finance (Kosmont Companies accessed June 2022).

sf = square feet

## 2.4 PROJECT COMPONENTS

As discussed above, the proposed Project would consist of two components: (1) General Plan Amendment PLN 21-0404 and (2) Change of Zone PLN 21-0405. The Project does not include development of any parcel, and future development within the Project area would be subject to further CEQA review when site-specific development applications are submitted to the City for the parcels therein. Figure 3 shows the parcels listed above with an existing land use and zoning designations of EDC-SG as well as the proposed changes.

- General Plan Amendment PLN 21-0404:** This Project component consists of a City-initiated GPA to amend the General Plan Land Use Map for 533.87 acres of land (28 parcels) from EDC-SG to EDC-CC land use designation in the southern portion of Menifee and update the definition of the Business Park (BP) land use designation. The definition of the BP land use designation would be revised to remove distribution-related warehouse uses as permitted uses within BP-designated land in Menifee. The existing and proposed definition of the BP land use designation is as follows.
  - Existing BP Land Use Designation Definition:** Industrial and related uses including warehousing/distribution, assembly, and light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.
  - Proposed BP Land Use Designation Definition:** Industrial and related uses including warehousing/distribution, assembly, and light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.

- **Change of Zone PLN 21-0405:** This Project component consists of a City initiated COZ to rezone 533.87 acres of land between Garbani Road and Scott Road from EDC-SG to EDC-CC. This COZ is required to ensure consistency with the proposed General Plan EDC-CC land use designation for the subject parcels. No physical development would take place as part of the COZ. Only changes to the zoning maps would take place. The following Assessor Parcel Numbers would be involved in this COZ:

- |               |               |
|---------------|---------------|
| ○ 360-350-006 | ○ 360-380-007 |
| ○ 360-350-007 | ○ 360-380-009 |
| ○ 360-350-011 | ○ 360-380-010 |
| ○ 360-350-012 | ○ 360-390-001 |
| ○ 360-350-013 | ○ 360-390-002 |
| ○ 360-350-014 | ○ 360-390-003 |
| ○ 360-350-017 | ○ 360-390-004 |
| ○ 360-350-024 | ○ 360-390-005 |
| ○ 360-350-025 | ○ 360-390-006 |
| ○ 360-350-026 | ○ 360-390-007 |
| ○ 360-350-031 | ○ 372-100-001 |
| ○ 360-350-032 | ○ 372-110-006 |
| ○ 360-380-002 | ○ 372-110-007 |
| ○ 360-380-004 | ○ 372-110-008 |

## 2.5 PROJECT APPROVALS

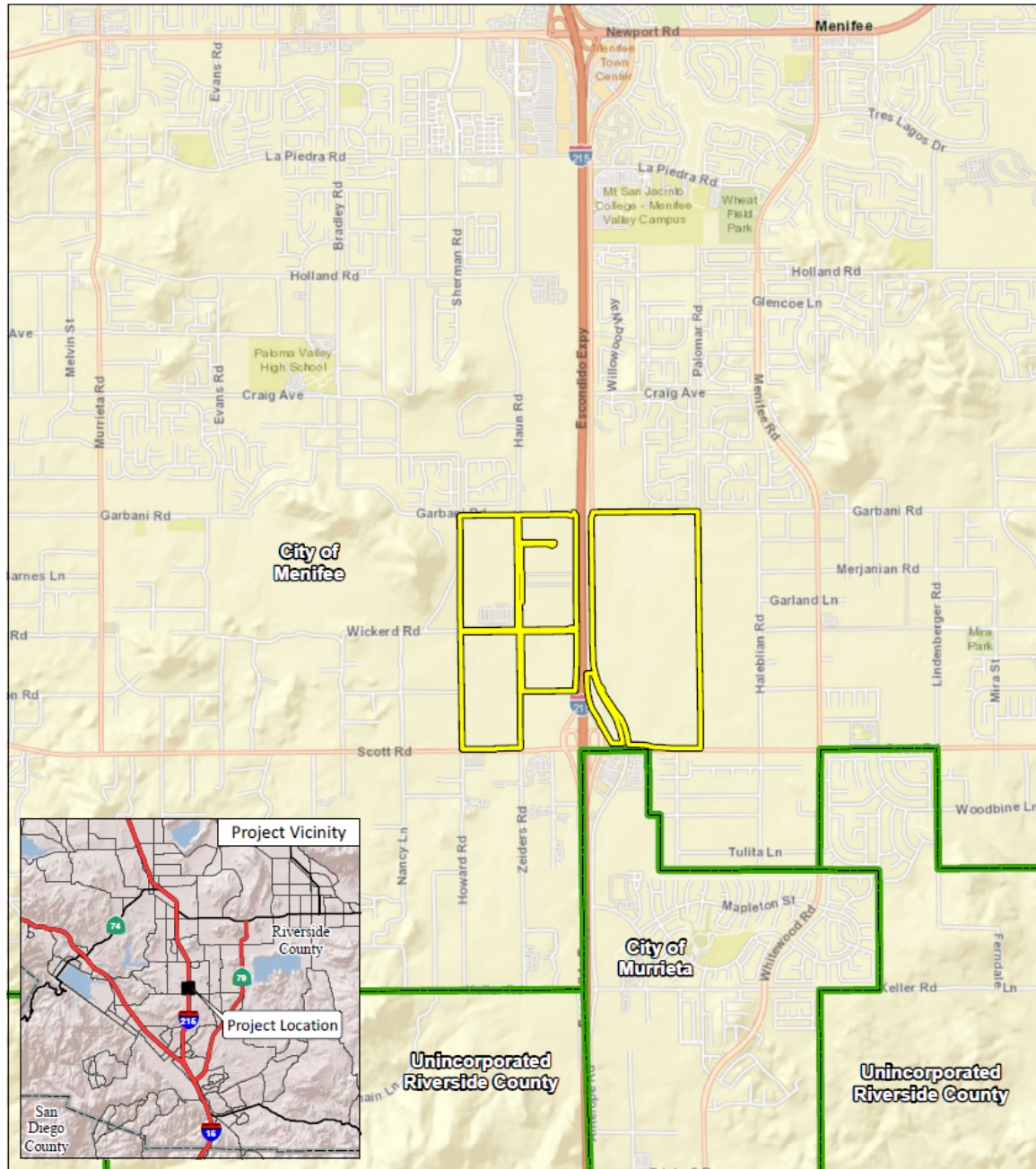
Upon its adoption by the Menifee City Council, the GPA (PLN 21-0404) would amend the General Plan Land Use Map for 533.87 acres of land from EDC-SG to EDC-CC land use designation and redefine the BP land use designation by prohibiting distribution-type warehouse uses on parcels with the BP land use designation. The COZ (PLN 21-0405) would entail a corresponding change of zone for the same 533.87 acres of land from EDC-SG to EDC-CC to bring those properties into conformance with the proposed land use designations in the General Plan. The Project involves approval of the following City of Menifee entitlements.

- **General Plan Amendment PLN 21-0404:** Amend the General Plan Land Use Map for 533.87 acres of land from EDC-SG to EDC-CC and update the land use designation definition for BP.
- **Change of Zone PLN 21-0405:** Rezone 533.87 acres of EDC-SG zoned land between Garbani Road and Scott Road to EDC-CC to ensure consistency with the proposed EDC-CC land use designation of the General Plan.

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**Figure 1: Regional Project Location**



LSA

**LEGEND**

- Project Location
- City Boundary



0 1500 3000  
FEET

SOURCE: Esri World Street Map (2022)

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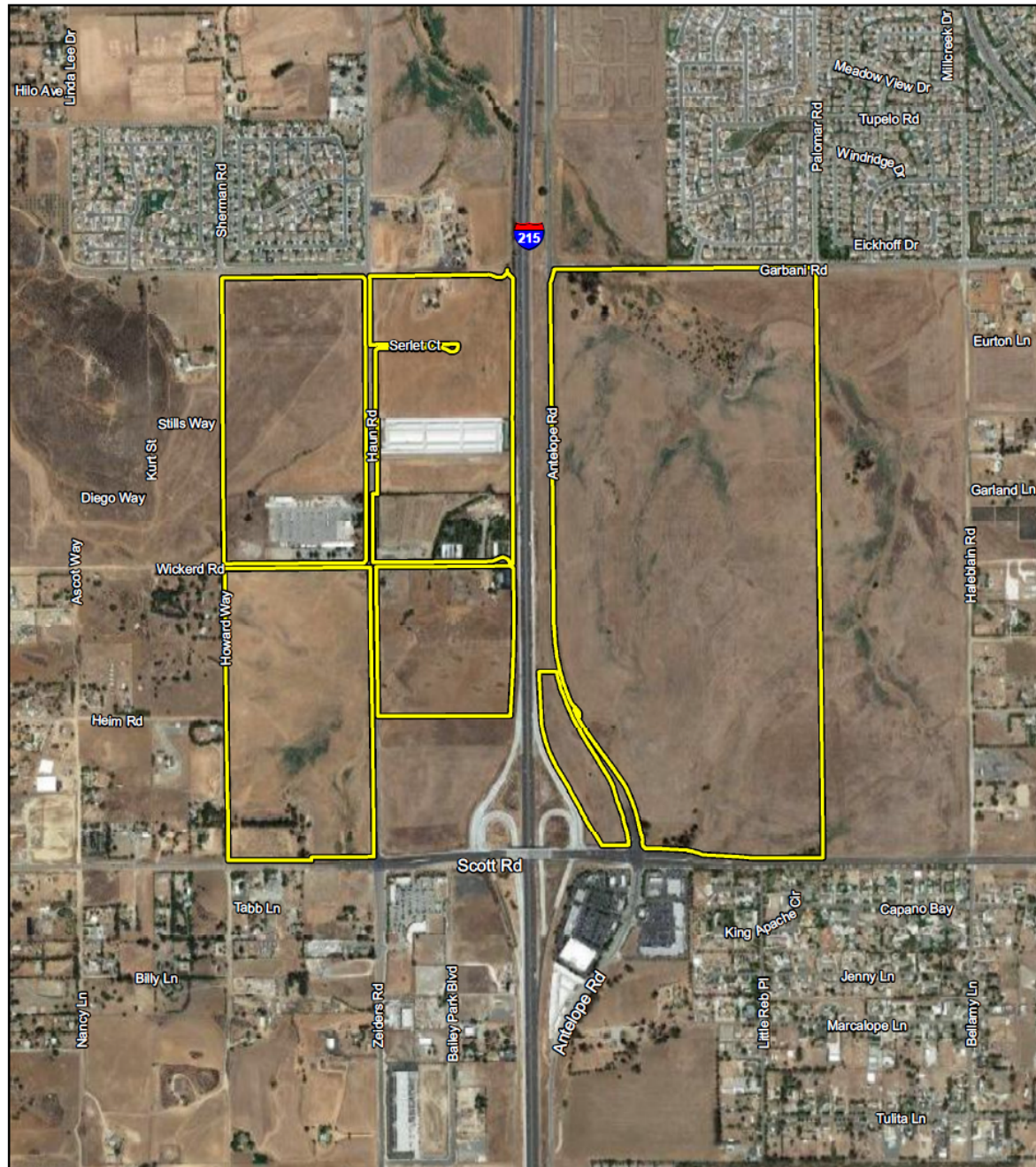
**FIGURE 1**

*Menifee General Plan Amendment and  
Change of Zone Project  
Regional Project Location*

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**Figure 2: Project Boundary**



LSA

LEGEND

Project Area



0 600 1200  
FEET

SOURCE: Google Earth (2021)

LSA 2022-01-01 10:00:00 AM

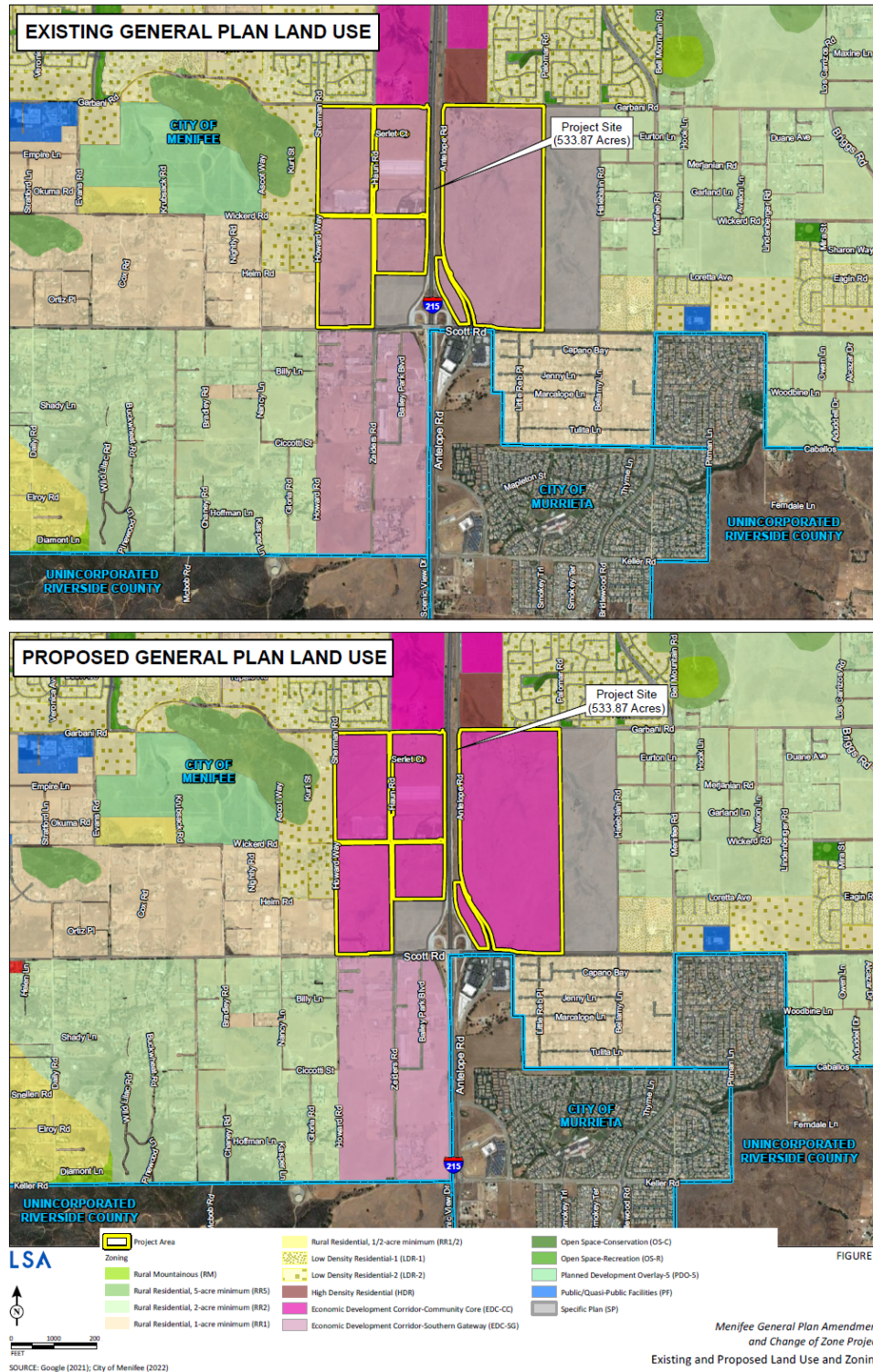
FIGURE 2

*Menifee General Plan Amendment and  
Change of Zone Project  
Project Boundary*

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Figure 3: Existing and Proposed Land Use and Zoning



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### 3.0 APPROVED PROJECT AND PROPOSED PROJECT IMPACT SUMMARY

Table 3.A summarizes the environmental impact findings of the Meniffee General Plan and the 2021–2029 Housing Element Update (Approved Project) and the proposed City of Meniffee General Plan Amendment and Change of Zone Addendum Project (Project).

**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
<i>Aesthetics</i>	Threshold A (Scenic Vistas)	General Plan	Less than Significant	The proposed Project would <b>not result in new or substantially more severe environmental impacts</b> concerning aesthetics than anticipated in the GP EIR and HEU EIR.
		Housing Element Update	Less than Significant	
	Threshold B (Scenic Resources)	General Plan	Less than Significant	
		Housing Element Update	Less than Significant	
	Threshold C (Visual Character)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold D (Light/Glare)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
<i>Agriculture and Forestry Resources</i>	Threshold A (Farmland)	General Plan	Significant and Unavoidable	The proposed Project would <b>not result in new or substantially more severe environmental impacts</b> concerning agriculture and farmland resources than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B (Agricultural land confliction)	General Plan	No Impact	
		Housing Element	No Impact	
	Threshold C (Timberland)	General Plan	Less than Significant	
		Housing Element	No Impact	
	Threshold D (Forest Land)	General Plan	Significant and Unavoidable	
		Housing Element	No Impact	
	Threshold E (Conversion of Farmland/Forest)	General Plan	Significant Unavoidable	
		Housing Element	No Impact	
<i>Air Quality</i>	Threshold A (Air Quality Plans)	General Plan	Significant and Unavoidable	The proposed Project would <b>not result in new or substantially more severe environmental</b>
		Housing Element	Less than Significant	

**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
	Threshold B (Criteria Pollutant)	General Plan	Significant and Unavoidable	impacts concerning air quality than anticipated for the Approved Project.
		Housing Element	Less than Significant with Mitigation Incorporated	
	Threshold C (Emissions)	General Plan	Significant and Unavoidable	
		Housing Element	Less than Significant	
	Threshold D (Sensitive Receptors)	General Plan	Significant and Unavoidable	
		Housing Element	Less than Significant	
	Threshold E (Odors)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold A (Special-Status Species)	General Plan	Less than Significant with Mitigation Incorporated	The proposed Project would <b>not result in new or substantially more severe environmental impacts</b> concerning biological resources than anticipated for the Approved Project.
		Housing Element	Less than Significant	
Biological Resources	Threshold B (Riparian Habitat)	General Plan	Less than Significant with Mitigation Incorporated	
		Housing Element	Less than Significant with Mitigation Incorporated	
	Threshold C (Wetlands)	General Plan	Less than Significant with Mitigation Incorporated	
		Housing Element	Less than Significant	
	Threshold D (Movement of species)	General Plan	Less than Significant	
		Housing Element	Less than Significant	

**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
	Threshold E (Biology Ordinances)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold F (Biology Plans)	General Plan	Less than Significant with Mitigation Incorporated	
		Housing Element	Less than Significant	
<i>Cultural Resources</i>	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning cultural resources than anticipated for the Approved Project.
		Housing Element	Less than Significant with Mitigation Incorporated	
	Threshold B	General Plan	Less than Significant with Mitigation Incorporated	
		Housing Element	Less than Significant with Mitigation Incorporated	
	Threshold C	General Plan	Less than Significant	
		Housing Element	Less than Significant with Mitigation Incorporated	
	Threshold A and B	General Plan	Less than Significant	
		Housing Element	Less than Significant	
<i>Energy</i>	Threshold A and B	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning energy resources than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold A (i) (ii) (iii) (iv)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
<i>Geology and Soils</i>	Threshold B	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning geological resources than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	

**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
	Threshold C	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold D	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold E	General Plan	Less than Significant	
		Housing Element	No Impact	
	Threshold F	General Plan	Less than Significant with Mitigation Incorporated	
<i>Greenhouse Gas Emissions and Climate Change</i>	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning greenhouse gas emissions than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	
<i>Hazards and Hazardous Materials</i>	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning hazards and hazardous materials than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold C	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold D	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold E	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold F	General Plan	Less than Significant	
		Housing Element	Less than Significant	



**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
	Threshold G	General Plan	Less than Significant	
		Housing Element	Less than Significant	
Hydrology and Water Quality	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning hydrology and water quality than anticipated for the Approved Project.
		Housing Element	Less than Significant with Mitigation Incorporated	
	Threshold B	General Plan	Less than Significant	
		Housing Element	No Impacts	
	Threshold C	General Plan	Less than Significant	
		Housing Element	Less than Significant with Mitigation Incorporated	
	Threshold D	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold E	General Plan	Less than Significant	
		Housing Element	Less than Significant	
Land Use and Planning	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning land use and planning than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	
Mineral Resources	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning mineral resources than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	

**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
Noise	Threshold A	General Plan	Significant and Unavoidable	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning noise than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold C	General Plan	Less than Significant	
		Housing Element	Less than Significant	
Population and Housing	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning population and housing than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	
Public Services	(Fire Protection)	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning public services than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	(Police Protection)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	(Schools)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	(Parks)	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	(Other Public Facilities)	General Plan	Less than Significant	
		Housing Element	No Impact	
Recreation	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning recreation resources than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	

**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
Transportation	Threshold A	General Plan	Significant and Unavoidable	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning transportation than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	No Finding	
		Housing Element	Less than Significant	
	Threshold C	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold D	General Plan	Less than Significant	
		Housing Element	Less than Significant	
Tribal Cultural Resources	Threshold A	General Plan	EIR did not analyze	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning tribal cultural resources than anticipated for the Approved Project.
		Housing Element	Less than Significant with Mitigation Incorporated	
Utilities and Service Systems	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning utilities and service systems than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold C	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold D	General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold E	General Plan	Less than Significant	
		Housing Element	Less than Significant	
Wildfire	Threshold A	General Plan	Less than Significant	The proposed Project <b>would not result in new or substantially more severe environmental impacts</b> concerning wildfire than anticipated for the Approved Project.
		Housing Element	Less than Significant	
	Threshold B	General Plan	Less than Significant	

**Table 3.A: Approved Project and Proposed Project Impact Conclusion Summary**

Resource Topics	Thresholds (issue)	Approved Project EIRs	Impact Conclusions	Proposed Project Conclusion
	Threshold C	Housing Element	Less than Significant	
		General Plan	Less than Significant	
		Housing Element	Less than Significant	
	Threshold D	General Plan	Less than Significant	
		Housing Element	Less than Significant	

Sources: Menifee General Plan Environmental Impact Report State Clearinghouse No. 2012071033 (City of Menifee, September 2013) and 2021–2029 Housing Element Update Project Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. (Kimley-Horn and Associates, June 2021).

EIR = Environmental Impact Report

GHG = greenhouse gas

GP EIR = General Plan Final Environmental Impact Report

HEU EIR = Housing Element Update Final Program Environmental Impact Report

Project = City of Menifee General Plan Amendment and Change of Zone Addendum Project

SCAG = Southern California Association of Governments

### 3.1 ENVIRONMENTAL ANALYSIS CHECKLIST

The environmental factors checked below 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.

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

### 3.2 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of the 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.
- ☒ I find that the amended project has previously been analyzed as part of an earlier CEQA document. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this ADDENDUM to the earlier CEQA document (CEQA Section 15164.)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Orlando Hernandez, Planning Manager

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## 4.0 MENIFEE GENERAL PLAN AMENDMENT/ZONE CHANGE PROJECT ENVIRONMENTAL IMPACT ANALYSIS AND PROJECT APPROVALS

The scope of the City of Menifee's (City) review of the proposed General Plan Amendment and Change of Zone Project (Project) is limited by provisions set forth in the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*. This review is limited to evaluating the environmental effects associated with the proposed Project compared to the Approved Project as set forth in the General Plan Environmental Impact Report (EIR) and the Housing Element Update EIR. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the General Plan EIR and the Housing Element Update EIR were certified. This evaluation includes a determination whether the changes proposed for the Project would result in any new significant impacts or a substantial increase in a previously identified significant impact.

Although *State CEQA Guidelines* Section 15164 does not stipulate the format or content of an Addendum, the topical areas identified in the General Plan EIR and the Housing Element Update EIR plus "energy", "tribal cultural resources", and "wildfire" topical areas, are the environmental factors evaluated in this Addendum. This comparative analysis provides the City with the factual basis for determining whether any changes in the proposed Project, any changes in circumstances, or any new information since the General Plan EIR and the Housing Element Update EIR were certified would require additional environmental review or preparation of a Subsequent EIR or Supplemental EIR.

Pursuant to Section 15162 of the *State CEQA Guidelines*, the City has determined, on the basis of substantial evidence in the light of the whole record, that the proposed Project does not propose substantial changes to the Menifee General Plan and the 2021–2029 Housing Element Update (Approved Project), no substantial changes in circumstances would occur that would require major revisions to the General Plan EIR and the Housing Element Update EIR, and no new information of substantial importance has been revealed since the certification of General Plan EIR and the Housing Element Update EIR that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the Menifee General Plan EIR and Housing Element Update EIR that minimized impacts associated with implementation of the Approved Project. The previously adopted mitigation measures applicable to the proposed Project that would be prescribed as conditions of the Project and the MMRP, as applicable to the proposed Project, are contained in Section 7.0 of this document.

## 4.1 AESTHETICS

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the Project have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway and/or local scenic road?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project, in non-urbanized areas, substantially degrade the existing visual character 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"/>
d. Would the Project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.1.1 Threshold A: Would the Project have a substantial adverse effect on a scenic vista? (GP EIR Impact 5.1-1, HEU EIR Impact 4.1-1)

#### 4.1.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** 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. At full General Plan buildout, development in many parts of Menifee would intensify urban uses in currently undeveloped areas. Portions of Menifee that are currently vacant land or farmland would be developed with a mix of residential, commercial, industrial, and institutional uses. However, implementation of the approved General Plan is not expected to degrade views of scenic resources in the city.

Policies listed in General Plan EIR Chapter 5.1 give substantial consideration to the preservation of scenic vistas, including those that protect undisturbed slopes, hillsides, and other natural landforms that enhance the City's environmental setting. These policies are detailed in the General Plan Open Space and Conservation Element. Upon implementation of these policies and adherence to the



Municipal Code, build-out of the General Plan would not substantially degrade scenic vistas in Menifee. Impacts to scenic vistas would be **less than significant**.<sup>14</sup>

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR identifies landmarks such as the windmill at the Countryside Marketplace, Mt. San Jacinto College, the Medical Center, Bell Mountain, and Salt Creek as manmade and natural scenic resources in Menifee. The Housing Element Update would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Menifee Housing Element Update would not physically impact any scenic vistas. Future housing development facilitated by build-out of the Menifee Housing Element Update would be subject to compliance with updated goals, policies, and development standards of the Menifee Housing Element Update and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. The following updated goals and policies of the Housing Element would ensure impacts to scenic vistas remain **less than significant**.

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

**HE Policy 1.7:** Community Character. Protect the character of the community by preserving the unique rivers, landscape, natural features, and community features that distinguish Menifee from other cities in the region.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee General Plan EIR or the Menifee Housing Element Update EIR.

#### 4.1.1.2 Proposed Project Impact Analysis

The proposed Project, similar to the Approved Project, does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land uses and zoning for subject properties. However, future development facilitated through implementation of the proposed Project could alter and obstruct views of designated scenic vistas in Menifee.

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot and the proposed Project would facilitate development of vacant/undeveloped land. As future development applications are proposed, discretionary projects would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluation pursuant to CEQA, the goals and

<sup>14</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.1-11. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1101/Ch-05-01-AE?bidid=> (accessed June 10, 2022).

policies listed in General Plan EIR Chapter 5.1,<sup>15</sup> and Goal HE-1 (Policy 1.7) of the HEU EIR to preserve and protect scenic resources and vistas as seen from public vantage points and to ensure cohesive development and compatibility between land uses. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning scenic vistas than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.1.2 Threshold B: Would the Project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway and/or local scenic road? (GP EIR Impact 5.1-2, HEU EIR Impact 4.1-2)**

##### **4.1.2.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** The General Plan EIR did not identify any designated State Scenic Highways in or near Menifee. The nearest designated State scenic highway, which is a portion of State Route (SR-) 74 that runs through the San Jacinto Mountains, is approximately 17 miles east of Menifee. There are three County of Riverside Eligible Scenic Highways in Menifee that include Interstate-215 (I-215) from McCall Boulevard south to the city boundary, McCall Boulevard from I-215 on the west to Menifee Road on the east, and Menifee Road from McCall Boulevard north to the city boundary. New uses along these roadways would not completely obstruct visual resources, as allowed uses in these areas would be regulated by the Municipal Code development standards, City Design Guidelines, and the proposed General Plan policies.

Policies referenced in General Plan EIR Chapter 5.1 give substantial consideration to the preservation of scenic resources, including those that protect undisturbed slopes, hillsides, and other natural landforms that enhance Menifee's environmental setting. These policies are detailed in the General Plan's Community Design Element and Open Space and Conservation Element.<sup>16</sup> Since the eligible roadways are not officially designated as State Scenic Highways, the General Plan EIR analysis determined impacts related to scenic resources within view of designated scenic roadways would be **less than significant**.

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR also did not identify any State Scenic Highways within or near Menifee. Views from eligible scenic highways within Menifee would significantly change because vast open spaces would be developed and views of low-lying valleys, mountains, and rock formations would be obstructed. The Housing Element

<sup>15</sup> The Planning Center and DC&E. 2013. Menifee General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

<sup>16</sup> The Planning Center and DC&E. 2013. Menifee General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Appendix C of the GP EIR (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=) (accessed July 6, 2022).

Update EIR also identified scenic corridors<sup>17</sup> within the city boundaries. The scenic corridors include the following roadways:

- I-215
- SR-74
- McCall Boulevard
- Menifee Road

The Housing Element Update would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. However, 12 candidate sites of the Housing Element Update are adjacent to eligible scenic highways or scenic corridors. The HEU EIR determined that the candidate housing sites would be built out consistently with development in the surrounding areas projected by the GP. These housing sites would be subject to compliance with updated goals, policies, and development standards of the Menifee Housing Element Update and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Updated goals and policies of the Housing Element (Goal HE-1 and HE Policy 1.7) would ensure impacts to scenic resources remain **less than significant**.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee General Plan EIR or the Menifee Housing Element Update EIR.

#### 4.1.2.2 Proposed Project Impact Analysis

The proposed Project, similar to the Approved Project, does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land uses and zoning for subject properties. However, future development facilitated through implementation of the proposed Project could alter scenic views adjacent to scenic roadways in Menifee. As previously discussed, there are no official designated State Scenic Highways within the city. The nearest officially designated State Scenic Highway is a portion of SR-74 in the San Jacinto Mountains approximately 25 miles east of the Project site.<sup>18</sup> As mentioned above, the City has identified scenic corridors within Menifee. The Project site is along the scenic corridor I-215, the nearest scenic corridor to the site.

As future development applications are proposed in the City, discretionary projects would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluation pursuant to CEQA, the goals and policies listed in General Plan EIR Chapter 5.1,<sup>19</sup> and Goal HE-1 (Policy 1.7) of the HEU EIR to preserve and protect scenic

<sup>17</sup> The Planning Center, DC&E. 2013. City of Menifee General Plan. Exhibit CD-2 Enhanced Landscape Corridors and Scenic Corridors. Exhibit\_CD-2\_Corridors\_HD0913. September.

<sup>18</sup> California Department of Transportation (Caltrans). 2019. Scenic Highways System Map. Website: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa> (accessed April 26, 2022).

<sup>19</sup> The Planning Center and DC&E. 2013. Menifee General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=.](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=)

resources and vistas as seen from public vantage points along the three scenic corridors (I-215, Scott Road, and Menifee Road) in proximity to the proposed project site. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning scenic resources within a State scenic highway and local scenic highway than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

**4.1.3 Threshold C: Would the Project, in non-urbanized areas, substantially degrade the existing visual character 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? (GP EIR Impact 5.1-3, HEU EIR Impact 4.1-3)**

**4.1.3.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** The General Plan planning area includes both urban and non-urbanized areas. The General Plan EIR determined that buildout assumed under the General Plan would result in the intensification of urban development in currently undeveloped, non-urbanized areas. Vacant portions of Menifee, including existing farmland, would be developed with a mix of residential, commercial, industrial, and institutional uses. As mentioned above, the visual condition of the planning area is characterized by gently sloping alluvial fans, rugged mountains and steep slopes, rounded hills with boulder outcrops, mountain peaks and ridges, farmland, and open space. Scenic vistas provide views of these features from public spaces. Many of the scenic resources are outside the city limits and beyond the planning area boundary. Scenic views from Menifee include the San Bernardino Mountains to the north, the San Gabriel Mountains to the northwest, San Jacinto Mountains to the northeast and east, and the Santa Ana Mountains to the west and southwest. Development is concentrated in the northern portion of Menifee. With implementation of General Plan policies related to scenic vistas and adherence to the Municipal Code, impacts from the General Plan component of the Approved Project would not substantially degrade scenic quality in Menifee and would be **less than significant**.

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR determined<sup>20</sup> that candidate sites were previously designated for development and therefore implementation of the Housing Element Update would remain consistent with the forecast pattern of development for Menifee. The EIR also determined that all potential future housing developments facilitated by the Housing Element Update would be reviewed to confirm compliance with all applicable requirements to protect and enhance the City's visual character and public views, including the Menifee General Plan, Menifee Municipal Code, and the City's review process, including compatibility with surrounding land uses. Additionally, policy updates associated with environmental justice and safety would not affect the City's visual character. In addition to Goal HE-1 and HE Policy 1.7, identified

<sup>20</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.1-10. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

above in Section 4.1.1.1, the following updated goals and policies of the Housing Element would ensure impacts to scenic quality remain **less than significant**.<sup>21</sup>

**HE Policy 1.2** Housing Design. Require excellence in housing design with materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive design practices.

**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.

**HE Policy 2.1** Housing Conditions. Support the improvement, rehabilitation, and maintenance of our housing resources to strengthen residential neighborhoods, offer quality housing, and maintain community property values.

**HE Policy 2.2** Property Maintenance. Support the maintenance and improvement of the quality of housing and neighborhoods through the adoption, amendment, and compliance with land use, zoning, building, and property maintenance codes.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee General Plan EIR or the Meniffee Housing Element Update EIR.

#### 4.1.3.2 Proposed Project Impact Analysis

Future development facilitated through implementation of the proposed Project could substantially alter the visual quality and character of the project area and surroundings since the existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot, and is considered to be non-urbanized for purposes of this analysis.

As future development applications are proposed, discretionary projects would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluation pursuant to CEQA, the goals and policies listed in General Plan EIR Chapter 5.1,<sup>22</sup> as well as Goal HE-1 (Policies 1.2 and 1.7) and Goal HE-2 (Policies 2.1 and 2.2) of the HEU EIR to minimize impacts related to degradation of scenic quality and visual character and to ensure cohesive development and compatibility between land uses. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning visual character than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No Mitigation is required for the Proposed Project.

<sup>21</sup> Ibid.

<sup>22</sup> The Planning Center and DC&E. 2013. Meniffee General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

#### 4.1.4 Threshold D: Would the Project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area? (GP EIR Impact 5.1-4, HEU EIR Impact 4.1-4)

##### 4.1.4.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The General Plan EIR determined that buildout associated with the General Plan would result in an increase in nighttime light and glare within Menifee, because the city itself and surrounding areas are largely undeveloped. New development or redevelopment would incorporate lighting needed to provide nighttime street and building illumination. These lighting features would include security lighting, nighttime traffic, sign illumination, and lighting associated with construction activities. The General Plan EIR determined that views from the Mount Palomar Observatory in San Diego County would also be affected.

All future development projects that would be accommodated by the 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. All future development projects would also comply with Chapter 6.01 of the City's municipal code to reduce light pollution.<sup>23</sup> Adherence to County of Riverside and City regulations and implementation of General Plan policies would ensure that light, glare, and associated impacts to nighttime views, that would occur with new development and redevelopment projects implemented under the General Plan would be minimized and that this impact would be **less than significant**.

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR determined<sup>24</sup> that development of candidate sites may result in the addition of new sources of light and glare through installation of parking area lighting, light glow from windows, doors, and accent lighting. Applicable requirements related to light and glare include the California Green Building Standards Code (Part 11 of Title 24), the Menifee General Plan, and Menifee Municipal Code Section 9.210.060. Future housing development would also comply with Menifee Municipal Code Section 9.210.070(A) (outdoor lighting plan) which requires detailed descriptions of the location of all proposed outdoor lighting fixtures, including their elevation and the portion of the area to be illuminated by each lighting fixture. It was also determined in the Housing Element Update EIR that policy updates associated with Environmental Justice and Safety Elements would not affect the City's visual character. Adhering to these requirements, the Housing Element Update component would not generate a new source of substantial light or glare. Additionally, implementation of Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1.2 and HE Policy 2.2, identified above in Section 4.1.3.1, would ensure impacts regarding light and glare would remain **less than significant**.

<sup>23</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Pp. 5.1-12 to 5.12-13. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1101/Ch-05-01-AE?bidId=>.

<sup>24</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. June. p. 4.1-12. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee General Plan EIR or the Meniffee Housing Element Update EIR.

#### 4.1.4.2 Proposed Project Impact Analysis

Future development facilitated through implementation of the proposed Project could generate a new source of light and glare in Meniffee. The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot and there is very little existing lighting throughout the Project area.

As future development applications are proposed, design review would ensure projects would be developed in accordance with the applicable provisions of the California Building Code (Title 24). Future development also would be subject to Title 9 (Planning and Zoning), Section 9.210.060, and Section 9.210.070(A) of the City Municipal Code in conjunction with site specific evaluation pursuant to CEQA, as well as Goal HE-1 (Policy 1.7) and Goal HE-2 (Policies 2.1 and 2.2) of the HEU EIR to minimize impacts related to light and glare. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning light and glare than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.



## 4.2 AGRICULTURAL AND FORESTRY RESOURCES

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the Project result in the conversion of Prime Farmland, Unique Farmland, or			
b. Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the Project result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use, or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.2.1 Threshold A: Would the Project result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural land use? (GP EIR Impact 5.2-1, HEU EIR Impact 4.2-1)

#### 4.2.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** As discussed in the General Plan EIR, there are State-designated farmlands in Menifee, and implementation of the buildout potential assumed under the General Plan would result in the conversion of 522 acres of existing State-designated farmland to urban development, ultimately converting all existing Prime Farmland, Farmland of Statewide Importance, and Unique Farmland within the city to non-agricultural uses.<sup>25</sup> The City does not have any prohibitions that prevent the transition of agricultural land uses to urban land uses. Considering the

<sup>25</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. P. 5.2-12. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.



economic and regulatory constraints on the viability of agriculture in western Riverside County, it is also uncertain whether offsite mitigation within western Riverside County would be effective as a long-term mitigation strategy to offset the loss of agricultural land. Given this uncertainty of the permissibility of this method of mitigation, no offsite mitigation was identified for conversion of farmland to non-agricultural uses. Similar to the County of Riverside finding, the conversion of farmland in Menifee is considered a significant and unavoidable impact associated with implementation of the General Plan.<sup>26</sup> Thus, development associated with and implementation of the General Plan would convert existing State-designated farmlands to non-agricultural use; therefore, impacts are considered **significant and unavoidable**.

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR determined that there are no candidate sites that contain unique farmland. Only one candidate housing site (Rockport Ranch Specific Plan) contains prime farmland or farmland of statewide importance but has previously been approved by the City.<sup>27</sup> Additionally, the Housing Element, Land Use Element, and Environmental Justice Element policy updates in this component of the Approved Project would not affect Menifee's farmland or forestry resources. Therefore, a **less than significant impact** would occur with implementation of the Housing Element Update.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee General Plan EIR or the Menifee Housing Element Update EIR.

#### 4.2.1.2 Proposed Project Impact Analysis

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the Project site consists of Urban and Built-Up Land, Other Land,<sup>28</sup> Unique Farmland, and Farmland of Local Importance covering the majority of the Project site.<sup>29</sup> The area within the Unique Farmland designation is developed as a plant nursery. Since the parcel has been developed with an existing use, the parcel has already been converted from its designated Unique Farmland designation to a commercial use. Thus, the proposed Project would not convert Unique Farmland to a non-agricultural use. In addition, there are no areas designated as Prime Farmland within the Project area. However, areas designated as Farmland of Local Importance may be converted to non-

<sup>26</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. p. 5.2-15. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.

<sup>27</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.2-9. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>

<sup>28</sup> Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

<sup>29</sup> California Department of Conservation. 2016. Farmland Mapping and Monitoring Program, San Bernardino County Data. <https://maps.conservation.ca.gov/dlrp/ciff/app/> (accessed April 26, 2022).

agricultural uses with implementation of the proposed Project. These significant and unavoidable impacts were identified and disclosed in the General Plan EIR.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>30</sup> Menifee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Ultimately, the proposed Project would result in similar impacts to State-designated farmlands as identified for the Approved Project, and no new or more severe environmental impacts would occur.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.2.2 Threshold B: Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract? (GP EIR Impact 5.2-2, HEU EIR Impact 4.2-2)**

##### **4.2.2.1 Approved Project Impact Analysis**

In 1965, the State enacted the California Land Conservation Act, more commonly known as the Williamson Act (Government Code Section 51230 et seq.).<sup>31</sup> The Williamson Act provides tax incentives for landowners who enter contracts with the local government for long-term use restrictions on agricultural and open space land for qualifying properties. Property owners commit their land to farming for a minimum of 10 years and, in return, receive tax benefits based on their agricultural production rather than on the property's market value. Contracts are automatically renewed unless a notice of nonrenewal is issued.

**Menifee General Plan EIR.** The General Plan EIR identified 77 acres of lands (4 parcels) under Williamson Act contracts, all of which have filed nonrenewal of their contracts upon completion of their 10-year commitment. All parcels went into nonrenewal status in 2007, meaning their contracts expired on January 1, 2017. Complete development of the General Plan would not take place until 40 more years and thus would not require termination of the contracts.<sup>32</sup> However, The General Plan was found to conflict with the Menifee zoning code as the code includes six separate designations for agriculture land while the General Plan only includes one agriculture land use designation under which all but one parcel in Menifee would be changed. Because there are agricultural zoning conflicts, this impact is **considered significant and unavoidable**.

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR determined that the City's Williamson Act contracts were removed in 2007 and would therefore not apply at the time

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<sup>30</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse #2012071033. Appendix C (City of Menifee General Plan Goals and Policies). September.

<sup>31</sup> California Department of Conservation. n.d. *Williamson Act Program*. Website: <https://www.conservation.ca.gov/dlrp/wa> (accessed May 2010).

<sup>32</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. September. p. 5.2-13. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.

of the Housing Element Update. Additionally, it was found that none of the candidate sites are under a Williamson Act contract. Additionally, the Housing Element Update would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Future housing development facilitated by buildout of the Menifee Housing Element Update would be subject to compliance with updated goals, policies, and development standards of the Menifee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Therefore, it was concluded by the Housing Element Update EIR, that because no candidate sites would be on land subject to Williamson Act contracts, **no impacts would occur**.<sup>33</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee General Plan EIR or the Menifee Housing Element Update EIR.

#### 4.2.2.2 Proposed Project Impact Analysis

Although the General Plan EIR concluded properties within the City that are subject to the Williamson Act would be developed for non-agricultural uses, there are no such properties subject to Williamson Act contracts on the proposed Project site or immediate vicinity.<sup>34</sup> Neither the proposed Project site nor adjacent properties are zoned for agricultural use. Because the proposed Project would not result in a change to any agricultural zoning or convert land under a Williamson Act contract to a non-agricultural use, the proposed Project would not result in new or more severe environmental impacts concerning Williamson Act contracts than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.2.3 Threshold C: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? (GP EIR Impact 5.2-3, HEU EIR Impact 4.2-3)

##### 4.2.3.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** As identified in the General Plan EIR, there are no lands zoned as forest, timberland, or timberland production in Menifee; however, there are lands designated as forest vegetation in the General Plan. The vegetation includes the southern coast live oak riparian forest, southern cottonwood/willow riparian forest, and southern sycamore/alder riparian woodland. Forest vegetation is limited and scattered throughout the city. The General Plan would change land use designations that consist of forest vegetation; however, the residential density would be unchanged. Additionally, the Western Riverside County Multiple Species Habitat Conservation Plan

<sup>33</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.2-6. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>34</sup> California Department of Conservation. *Williamson Act Map*. 2016.

area consists of about 34,300 acres of forests and woodlands. The General Plan EIR concluded that the potential conversion of 30 acres of forest land would not be regionally significant.<sup>35</sup>

Policies referenced in General Plan EIR Chapter 5.2 address the potential conflicts between existing farms and sensitive uses around them as existing agricultural acreage transitions to more developed land uses. These policies are detailed in the General Plan Open Space and Conservation Element.<sup>36</sup> Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not conflict with zoning for forest and timberland production in Menifee. Forest and timberland impacts would be **less than significant**.

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR determined that there are no candidate housing sites that are designated or zoned for forestry uses or surrounded by forest land or timberland land. The Housing Element Update would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. All future dwelling units would be on sites that are zoned for residential development and economic development corridors as amended in the Land Use Element. Future housing development facilitated by buildout of the Menifee Housing Element Update would be subject to compliance with updated goals, policies, and development standards of the Menifee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. No new policies or goals were identified in the Housing Element Update. The Housing Element Update EIR concluded that **no impact** would occur related to forest and timberland production.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee General Plan EIR or the Menifee Housing Element Update EIR.

#### 4.2.3.2 Proposed Project Impact Analysis

Future development facilitated through implementation of the proposed Project would not impact forest land or timberland production. The proposed Project and adjacent lands are not zoned for forest/timberland production. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning land zoned for forest/timberland production than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

<sup>35</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.2-13. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.

<sup>36</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

#### 4.2.4 Threshold D: Would the Project result in the loss of forest land or conversion of forest land to non-forest use? (GP EIR Impact 5.2-3 and HEU EIR Impact 4.2-4)

##### 4.2.4.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** See discussion above for Threshold C. Implementation of the General Plan would not conflict with zoning for forest and timberland production in Menifee. Forest and timberland impacts would be **less than significant**.<sup>37</sup>

**Menifee Housing Element Update EIR.** See discussion above for Threshold C. The Approved Project does not propose the direct modification of land within the City. Therefore, it was concluded that the Approved Project would not affect forest land and **no impact would occur**.<sup>38</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the General Plan EIR and the Housing Element Update EIR for the Approved Project.

##### 4.2.4.2 Proposed Project Impact Analysis

The proposed Project, similar to the Approved Project, does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land uses and zoning for subject properties. Future development facilitated through implementation of the proposed Project would not impact forest land or timberland production. The proposed Project and adjacent lands are not zoned for forest/timberland production. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning the loss of forest land or conversion of forest land to non-forest use than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.2.5 Threshold E: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use, or conversion of forest land to non-forest use? (GP EIR Impact 5.2-3 and 5.2-4, HEU EIR Impact 4.2-5)

##### 4.2.5.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** As identified in the General Plan EIR there are State-designated farmlands in Menifee, and implementation of the proposed Menifee Land Use Plan would result in the conversion of 522 acres of existing State-designated farmland to urban development and would ultimately convert all existing Prime Farmland, Farmland of Statewide Importance, and Unique

<sup>37</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.2-13. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.

<sup>38</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.2-7. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

Farmland within the City to non-agricultural uses.<sup>39</sup> The City does not have any prohibitions that prevent the transition of agricultural land uses to urban land uses. Considering the economic and regulatory constraints on the viability of agriculture in western Riverside County, it is also uncertain whether offsite mitigation within western Riverside County would be effective as a long-term mitigation strategy. Given this uncertainty of the permissibility of this method of mitigation, no offsite mitigation is required here for conversion of farmland to non-agricultural uses. Similar to the County of Riverside finding, the conversion of farmland in Menifee is considered a significant and unavoidable impact of the General Plan project.<sup>40</sup> Thus, development and implementation of the General Plan would convert existing State-designated farmlands to non-agricultural use; therefore, impacts are considered **significant and unavoidable**.<sup>41</sup>

**Menifee Housing Element Update EIR.** See discussions under Sections 4.2.1 through 4.2.4. The Menifee Housing Element Update EIR determined that there are no candidate sites that contain unique farmland. Only one candidate housing site (Rockport Ranch Specific Plan) contains prime farmland or farmland of statewide importance but has previously been approved by the City.<sup>42</sup> Future housing development facilitated by build-out of the Menifee Housing Element Update would be subject to compliance with updated goals, policies, and development standards of the Menifee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. No new policies or goals were identified in the Housing Element Update. Additionally, none of the sites are zoned for agricultural use. Because the Housing Element Update would not directly modify farmland within Menifee, the EIR concluded that **no impacts** to agricultural or forest land resources would occur.<sup>43</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee General Plan EIR or the Menifee Housing Element Update EIR.

#### 4.2.5.2 Proposed Project Impact Analysis

The proposed Project site and adjacent land are not occupied by farmland or forest land. As such, implementation of the proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use, or conversion

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<sup>39</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.2-12. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.

<sup>40</sup> The Planning Center, DC&E 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.2-15. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.

<sup>41</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.2-14. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1102/Ch-05-02-AG?bidId=>.

<sup>42</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.2-9. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>43</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.2-7. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>

of forest land to non-forest use. Implementation of the proposed Project would not convert more farmland and/or forest land than quantified under the Approved Project; therefore, the proposed Project would not result in new or more severe environmental impacts concerning farmland or forestland than anticipated for the Approved Project.

**Proposed Project Mitigation Measures** No mitigation is required.



### 4.3 AIR QUALITY

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the proposed Project expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the proposed Project 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"/>

The analysis of Project-related air quality impacts as presented in this section is based on the Air Quality and Greenhouse Gas Emissions Analysis for the Menifee General Plan Amendment (AQ/GHG Memorandum) included as Appendix A.

#### 4.3.1 Threshold A: Would the proposed Project conflict with or obstruct implementation of the applicable air quality plan? (GP EIR Impact 5.3-1, HEU EIR Impact 4.3-1)

##### 4.3.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The analysis in the General Plan EIR determined that implementation of the General Plan would not be consistent with the applicable Air Quality Management Plan (AQMP)<sup>44</sup>, because the projected buildout of Menifee and associated construction and operational activities would result in a cumulative contribution to the nonattainment status of ozone (O<sub>3</sub>) (due to volatile organic compound [VOC] and nitrogen oxides [NO<sub>x</sub>] emissions), carbon monoxide (CO), particulate matter equal to or less than 10 microns in diameter (PM<sub>10</sub>) and particulate matter equal to or less than 2.5 microns in diameter (PM<sub>2.5</sub>) pollutants within the South Coast Air Basin. Additionally, growth beyond 2035 associated with the buildout of the General Plan was not included in the regional emissions inventory at the time. Therefore, the proposed project was determined to be inconsistent with the AQMP, resulting in a **significant unavoidable impact**. Impacts would also be the same under the Expanded EDC Scenario, requiring future projects as a result of the General Plan

<sup>44</sup> South Coast Air Quality Management District. 2012. Air Quality Management Plan. December 7.



to adhere to **Mitigation Measure 3-1 of the General Plan EIR**.<sup>45</sup> Goals and policies referenced in General Plan EIR Chapter 5.1 give substantial consideration to reduce impacts to air quality at the local level by minimizing pollution and particulate matter. These policies are detailed in the General Plan Open Space and Conservation Element.<sup>46</sup>

**Menifee Housing Element Update EIR** The Approved Housing Element Update 2021–2029 (HEU) component does not include any physical changes to the city that could have an immediate impact on Menifee’s air quality or regional air quality. Rather, the HEU recommends a number of regulatory adjustments to the City's General Plan.<sup>47</sup> The HEU components, therefore, do not modify the adopted air quality plans or directly conflict with the established air quality standards adopted for both Menifee and the region. Additionally, the updated goals and policies from the Housing Element, Land Use Element, and Environmental Justice Element additions would maintain the potential impacts to a level of **less than significant** as concluded in the Housing Element Update Final Program Environmental Impact Report (HEU EIR). The proposed policies for the safety element update include:

**Goal S-7:** A community that has protected its sensitive structures, functions, and populations from the risks associated with climate change.

**Policy S-7.1:** Continue to require environmental analysis for proposed projects which may produce harmful levels of greenhouse gas.

**Policy S-7.4:** Promote alternative forms of energy production such as solar or wind power.

#### Approved Project Mitigation Measures

**GP EIR 3-1** If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the City of Menifee Community Development Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include, but are not limited to:

<sup>45</sup> The Planning Center, DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.3-14. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1103/Ch-05-03-AQ?bidId=>

<sup>46</sup> The Planning Center and DC&E. *Menifee General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033*. Appendix C (City of Menifee General Plan Goals and Policies). September 2013. [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=)

<sup>47</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.3-17 to 4.3-18. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>

- Requiring fugitive dust control measures that exceed SCAQMD's Rule 403, such as:
  - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  - Applying water every four hours to active soil-disturbing activities.
  - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufacturers can be found on the SCAQMD's website at: <https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings>.

#### 4.3.1.2 Proposed Project Impact Analysis

The proposed City of Menifee General Plan Amendment and Change of Zone Addendum Project (Project), similar to the Menifee General Plan and the 2021–2029 Housing Element Update (Approved Project), does not propose any physical development, but rather provisions that would allow for future development in accordance with designated land uses and zoning for subject properties.

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, plant nursery, and a parking lot. The proposed Project would update the definition of the Business Park (BP) land use designation to remove distribution-related warehouse uses as permitted uses within BP designated land in Menifee. Furthermore, the proposed land use amendment and change of zone of 533.87 acres of Economic Development Corridor – Southern Gateway (EDC-SG) land to Economic Development Corridor – Community Core (EDC-CC) land in the southern portion of Menifee would serve to establish consistency between these parcels pursuant to California Government Code Section 65860.

The proposed Project would change the approved mix of land uses related to residential from 10 percent to 20 percent, commercial retail from 10 percent to 30 percent, commercial office from 10 percent to 40 percent, and business park from 70 percent to 10 percent. The AQ/GHG Memorandum prepared for the proposed Project includes an air quality analysis using the California

Emissions Estimator Model (CalEEMod), a statewide land use emissions model, to quantify potential air emissions from the buildout of the proposed Project. Tables 4.A and 4.B include the long-term regional operational emissions of both the EDC-SG (Existing) land uses and proposed Project land use.

**Table 4.A: Long-Term Regional Operational Emissions – EDC-SG (Existing)**

Category	Pollutant Emissions, lbs/day					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	197	1	98	<1	<1	<1
Energy Sources	1	10	7	<1	<1	<1
Mobile Sources	354	514	3,668	9	887	241
<b>Total Project Emissions</b>	<b>552</b>	<b>525</b>	<b>3,773</b>	<b>9</b>	<b>887</b>	<b>241</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>

Source: Air Quality and Greenhouse Gas Emissions Analysis for the Meniffee General Plan Amendment (LSA Associates, Inc. 2022b) (Appendix A).

lbs/day = pounds per day

ROG = reactive organic gases

NO<sub>x</sub> = nitrogen oxides

CO = carbon monoxide

SO<sub>x</sub> = sulfur oxides

PM<sub>10</sub> = particulate matter equal to or less than 10 microns in diameter

PM<sub>2.5</sub> = particulate matter equal to or less than 2.5 microns in diameter

SCAQMD = South Coast Air Quality Management District

**Table 4.B: Long-Term Regional Operational Emissions – Proposed Project Land Uses**

Category	Pollutant Emissions, lbs/day					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	185	2	194	<1	1	1
Energy Sources	2	14	8	<1	1	1
Mobile Sources	337	482	3,437	8	827	225
Total Project Emissions	523	498	3,639	8	829	227
<b>Emissions Differences from the EDC-SG (Existing) Uses</b>	<b>-29</b>	<b>-27</b>	<b>-134</b>	<b>-1</b>	<b>-58</b>	<b>-14</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>

Source: Air Quality and Greenhouse Gas Emissions Analysis for the Meniffee General Plan Amendment (LSA Associates, Inc. 2022b) (Appendix A).

ROG = reactive organic gases

NO<sub>x</sub> = nitrogen oxides

CO = carbon monoxide

SO<sub>x</sub> = sulfur oxides

PM<sub>10</sub> = particulate matter equal to or less than 10 microns in diameter

PM<sub>2.5</sub> = particulate matter equal to or less than 2.5 microns in diameter

EDC-SG = Economic Development Corridor – Southern Gateway

SCAQMD = South Coast Air Quality Management District

Based on the results of the CalEEMod analysis, the land use assumptions of the proposed Project would result in fewer emissions compared to the EDC-SG (Existing) designations. This includes fewer emissions in reactive organic gases, NO<sub>x</sub>, CO, sulfur oxides (SO<sub>x</sub>), PM<sub>10</sub>, and PM<sub>2.5</sub>.

Additionally, there is a current imbalance of the jobs-to-housing ratio such that Menifee sees a significant net outflow of workers commuting to work locations in other communities.<sup>48</sup> The Menifee office market continues to grow related to population growth in the region, and the vacancy rate is very low at 1.4 percent.<sup>49</sup> The State's population growth has declined -0.4 percent with Riverside County's population growth at 3 percent while Menifee's population has grown 18 percent.<sup>50</sup> The South Riverside County Industrial Submarket has approximately 1.7 million square feet (sf) of flex industrial inventory, with Menifee having approximately 2,400 sf of this share. Workers who live in Menifee are primarily employed in the health care, accommodation/food service, education, retail trade, and construction sectors<sup>51</sup> and approximately 50 percent of these residents work in office-related industries<sup>52</sup> while 53 percent of employees (from other communities) who work in Menifee work in office-related industries. Thus, the proposed Project would provide a balance of jobs to residents of Menifee with both the expected population growth and job market. A balanced jobs-to-housing ratio contributes to the reduction in regional vehicle miles traveled and greenhouse gas (GHG) emissions identified in the Southern California Association of Governments Regional Transportation Plan and AQMP. Additionally, Menifee's shortest drive times include uses along the freeway corridor in the EDC-CC.<sup>53</sup> Therefore, with the proposed Project increasing commercial retail and commercial office uses in conjunction with residential development potential by converting 533.87 acres of EDC-SG to EDC-CC, the project is contributing toward a balanced jobs-to-housing ratio in Menifee so that residents would not have to travel far to work. A balanced jobs-to-housing ratio contributes to the reduction in regional vehicle miles traveled and GHG emissions, which is consistent with the goals of the AQMP. However, as shown in Table 4.B, emissions associated with the project would continue to exceed the SCAQMD thresholds, the proposed project would also not be consistent with the AQMP because, as identified in the GP EIR, air pollutant emissions would cumulatively contribute to the non-attainment designations in the Air Basin.

The HEU EIR analyzes a narrow development (only residential) of the Approved Project, whereas the GP EIR analyzes all potential buildout of Menifee. Therefore, the General Plan EIR considers impacts from not only residential development but also commercial and industrial development. Since the proposed Project would facilitate not only residential development but also commercial and industrial development potential under the proposed EDC-CC land use and zoning designation, potential impacts would be encompassed in the findings of the General Plan EIR.

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<sup>48</sup> Kosmont Companies. 2022. *City of Menifee Office Market Analyses*. p. 14. August.

<sup>49</sup> Ibid. p. 20.

<sup>50</sup> Ibid. p. 10.

<sup>51</sup> Ibid. p. 6, 13, and 16.

<sup>52</sup> Ibid. p. 16.

<sup>53</sup> Ibid. p. 8.

Although the proposed Project would have fewer impacts to air quality compared to the Approved Project and the EDC-SG (Existing) land uses, the proposed Project would still have significant and unavoidable impacts related to consistency with the AQMP.

Like the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>54</sup> Meniffee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal S-7, Policy S-7.1, and Goal S-7.4.

Consistent with the Approved Project, the proposed Project would implement **Mitigation Measure 3-1**, as prescribed in the General Plan EIR, to further reduce emissions of criteria pollutants from implementation of future development under the proposed land use designations associated with the proposed Project. Therefore, to a lesser degree than the Approved Project, the proposed Project would result in **significant and unavoidable impacts**. Nevertheless, the proposed Project would not result in new or more severe environmental impacts concerning compliance with an applicable AQMP than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of **GP EIR Mitigation Measure 3-1**. No new modified Project-specific mitigation is required.

No new Mitigation Measures are required.

**4.3.2 Threshold B: Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation; or result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or State ambient air quality standard? (GP EIR Impact 5.3-2, HEU EIR Impact 4.3-2)**

**4.3.2.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** The GP EIR determined that construction activities associated with development anticipated under the General Plan would take place over the buildout horizon of the General Plan and cause long-term emissions of criteria air pollutants that would exceed SCAQMD thresholds.<sup>55</sup> Consequently, construction and operation-related air quality impacts associated with development in accordance with the General Plan are deemed to **be significant and unavoidable**.

<sup>54</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

<sup>55</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. pp. 5.3-16 to 5.3-17. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1103/Ch-05-03-AQ?bidId=>.

**Mitigation Measure 3-1**, in the General Plan EIR was recommended. Impacts would be the same under the Expanded EDC Scenario.<sup>56</sup>

**Menifee Housing Element Update EIR.** The Menifee Housing Element Update EIR determined that the HEU would not directly propose the development of additional housing units within Menifee. The HEU would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Future housing development facilitated by buildout of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.

Considering these requirements, the HEU EIR found that the future 8,696 dwelling units facilitated by the Approved HEU component may result in a cumulatively considerable net increase of a criteria pollutant for which the Air Basin is in nonattainment under an applicable federal or State ambient air quality standard. Therefore, mitigation was identified that would minimize potential emissions by future development facilitated by the HEU. Once implemented, the HEU EIR concluded that **Mitigation Measure MM AQ-1 would reduce this impact to less than significant levels.**<sup>57</sup>

**Approved Project Mitigation Measures. GP EIR 3-1** Same as Threshold A, above.

**HEU EIR AQ-1** Prior to the issuance of grading permits for future housing development facilitated by the Project, the City shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to comply with any SCAQMD standards designed to minimize construction emissions of criteria pollutants including O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Applicable standards include those regarding dust and particulates (rules 402 and 403). The measures include, but are not limited to, the following:

- Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
- All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

<sup>56</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. p. 5.3-17.

<sup>57</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.3-18 to 4.3-20. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

#### 4.3.2.2 Proposed Project Impact Analysis

As discussed in Section 4.3 threshold (a) above, the AQ/GHG Memorandum determined that the proposed Project would have less pollutant emissions related to long-term regional operational emissions. This includes fewer emissions of VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> (see Table 4.A and Table 4.B).

Additionally, with the proposed Project increasing commercial retail and commercial office uses in conjunction with residential development potential by converting 533.87 acres of EDC-SG to EDC-CC, the proposed project is contributing toward a balanced jobs-to-housing ratio in Menifee so that residents would not have to travel far to work, reducing vehicle miles travel, which reduces mobile source emissions.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>58</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal S-7, Policy S-7.1, and Goal S-7.4, as detailed in Section 4.3.1.1.

Consistent with the General Plan EIR findings, development associated with the proposed Project could exceed the relevant SCAQMD thresholds. As identified in Table 4.B, the proposed Project would not result in an increase in emissions over those identified for the EDC-SG; therefore, the emissions that would result due to the proposed Project are included in the estimated emissions reported and evaluated in the GP EIR. The City would continue to implement Mitigation Measure MM AQ-1; however, impacts would remain significant and unavoidable consistent with the analysis in the GP EIR.

Thus, consistent with the Approved Project, the proposed Project would implement **Mitigation Measure 3-1**, as prescribed in the GP EIR, and **Mitigation Measure MM AQ-1**, as prescribed by the HEU EIR, to help reduce emissions of criteria pollutants from implementation of future development under the proposed land use designations associated with the proposed Project. As detailed in Table 4.B above, implementation of the proposed Project would result in fewer emissions of criteria pollutants compared to the Approved Project. Although the proposed Project would continue to result in **significant and unavoidable impacts** related to long-term operational emissions of criteria pollutants, the proposed Project would not result in new or more severe environmental impacts

<sup>58</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).



concerning violation of air quality standards or cumulatively considerable emissions than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of **GP EIR Mitigation Measure 3-1**, and **HEU EIR Mitigation Measure AQ-1**. No new modified Project-specific mitigation is required.

**4.3.3 Threshold C: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (GP EIR Impact 5.3-2 5.3-3, HEU EIR Impact 4.3-2)**

**Menifee General Plan EIR.** The General Plan component includes the planned development of residential, institutional, commercial, office, and industrial uses within developed and undeveloped portions of Menifee. Menifee includes several permitted sources of air pollution that are regulated by SCAQMD. For these permitted sources, it is assumed no changes would occur to these facilities as part of the General Plan.<sup>59</sup>

However, determined by the GP EIR, buildout of the General Plan, and Menifee with the Expanded EDC, would generate long-term emissions that exceed the daily SCAQMD thresholds for all criteria pollutants except for sulfur dioxide (SO<sub>2</sub>). Therefore, the GP EIR concluded operational-related air quality impacts associated with future development of the proposed General Plan are **significant and unavoidable**.<sup>60</sup>

**Menifee Housing Element Update EIR.** The HEU component does not propose any development; however, the HEU facilitates future housing development consistent with State housing laws. The candidate housing sites were evaluated in this EIR at a programmatic level, as discussed above. As a result, no air modeling was conducted for this analysis.<sup>61</sup> Therefore, the EIR concluded that **impacts would be less than significant**.<sup>62</sup>

**Approved Project Mitigation Measures.** **GP EIR 3-1** was found to be required for the General Plan component of the Approved Project (see Threshold A, above). No mitigation measure was identified in the HEU EIR for the HEU component of the Approved Project.

<sup>59</sup> The Planning Center, DC&E. The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. p. 5.3-17. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1103/Ch-05-03-AQ?bidId=>.

<sup>60</sup> The Planning Center, DC&E. The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. p. 5.3-18. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1103/Ch-05-03-AQ?bidId=>.

<sup>61</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.3-19 to 4.3-20. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>62</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.3-21. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.



#### 4.3.3.2 Proposed Project Impact Analysis

Same discussion above in thresholds (a) and (b). The proposed project would result in fewer air emissions relating to long-term regional operational emissions compared to the Approved Project but would still result in a significant and unavoidable impact with implementation of the proposed project.

Thus, consistent with the Approved Project, the proposed Project would implement **Mitigation Measure 3-1**, as prescribed in the GP EIR, to help reduce emissions of criteria pollutants from implementation of future development under the proposed EDC-CC land use designations associated with the proposed Project. As detailed in Table 4.B above, implementation of the proposed Project would result in fewer emissions of criteria pollutants compared to the Approved Project. Although the proposed Project would continue to result in **significant and unavoidable impacts** related to long-term operational emissions of criteria pollutants, the proposed Project would not result in new or more severe environmental impacts concerning a net increase in cumulatively considerable emissions than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of **GP EIR Mitigation Measure 3-1**. No new modified Project-specific mitigation is required.

#### 4.3.4 Threshold D: Would the proposed Project expose sensitive receptors to substantial pollutant concentrations? (GP EIR Impact 5.3-4, GP EIR Impact 5.3-5, and HEU EIR Impact 4.3-4)

##### 4.3.4.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** The GP EIR indicated that Policy OSC 9.2, which calls for adding buffer zones between sensitive land uses and air pollutant emission sources, would maintain the level of impacts for future development projects to the extent feasible. However, in the absence of mitigation, it was determined that sensitive receptors could potentially be exposed to substantial pollutant concentrations near major sources of air pollutants. Additionally, it was concluded that operation of new development and truck idling within Meniffee from buildout of the General Plan could expose sensitive receptors to substantial toxic air contaminant concentrations. Air quality impacts from placement of sensitive uses near major pollutant sources were concluded in the GP EIR to be considered **significant and unavoidable**. Impacts would be similar for the Expanded EDC Scenario.<sup>63</sup> Mitigation measures **GP EIR 3-2 and GP EIR 3-3** are identified in the GP EIR to reduce pollutant concentrations.

**Meniffee Housing Element Update EIR.** The candidate housing sites were evaluated in the HEU EIR at a programmatic level, as discussed above. As a result, no air modeling was conducted for this analysis.<sup>64</sup> Additionally, the HEU component of the Approved Project would include additional

<sup>63</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. p. 5.3-18. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1103/Ch-05-03-AQ?bidId=>.

<sup>64</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.3-20. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

Safety Element policies to deter potential negative air quality effects associated with increased fuel combustion. These proposed policies include Policy S-7.1 and Policy S-7.4, as detailed in Section 4.3.1.1.

Considering these requirements, future development on candidate housing sites would not expose sensitive receptors to substantial pollutant concentrations. Therefore, the EIR concluded that **impacts would be less than significant.**<sup>65</sup>

**Approved Project Mitigation Measures.** GP EIR identified mitigation measure GP EIR 3-2 to be required as part of the General Plan component of the Approved Project.

**GP EIR 3-2** The City shall require project applicants for residential or residential mixed-use projects within: 1) 1,000 feet from the truck bays of an existing distribution centers that accommodate more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units, or where transport refrigeration unit operations exceed 300 hours per week; 2) 1,000 feet of an industrial facility which emits toxic air contaminants; or 3) 500 feet of Interstate 215 (I-215) to submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHa) and the South Coast Air Quality Management District (SCAQMD).

The HRA shall be submitted to the Community Development Director or designee prior to approval of any future discretionary residential or residential mixed-use project. If the HRA shows that the incremental cancer risk exceeds one in one hundred thousand (1.0E-05), the appropriate noncancer hazard index exceeds 1.0, or if the PM<sub>10</sub> or PM<sub>2.5</sub> ambient air quality standard increment exceeds 2.5 µg/m<sup>3</sup>, the HRA shall identify the level of high-efficiency Minimum Efficiency Reporting Value (MERV) filter required to reduce indoor air concentrations of pollutants to achieve the cancer and/or noncancer threshold.

The applicant shall be required to install high efficiency MERV filters in the intake of residential ventilation systems, consistent with the recommendations of the HRA. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV filter. To ensure long-term maintenance and replacement of the MERV filters in the individual units, the following shall occur:

- a. Developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk for affected units.
- b. For rental units, the owner/property manager shall maintain and replace MERV filters in accordance with the manufacture's recommendations. The property

<sup>65</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.3-21. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

owner shall inform renters of increased risk of exposure to diesel particulates when windows are open.

- c. For residential owned units, the Homeowner's Association (HOA) shall incorporate requirements for long-term maintenance in the Covenant Conditions and Restrictions and inform homeowners of their responsibility to maintain the MERV filter in accordance with the manufacturer's recommendations. The HOA shall inform homeowners of increased risk of exposure to diesel particulates when windows are open. d) Outdoor active-use public recreational areas associated with development projects shall be located more than 500 feet from the nearest lane of traffic on the I-215 unless risk are below the thresholds identified above.

**GP EIR 3-3** New industrial or warehousing land uses that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units (TRUs), and 2) are located within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Menifee Community Development Department prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast Air Quality Management District. If the HRA shows that the incremental cancer risk exceeds one in one hundred thousand (1.0E-05), the appropriate noncancer hazard index exceeds 1.0, or if the PM<sub>10</sub> or PM<sub>2.5</sub> ambient air quality standard increment exceeds 2.5 µg/m<sub>3</sub> the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. TBACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

No mitigation measures were identified in the HEU EIR for the Approved Project.

#### 4.3.4.2 Proposed Project Impact Analysis

The proposed Project, similar to the Approved Project, does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land uses and zoning for subject properties. The proposed Project would update the definition of the BP land use designation to prohibit distribution-related warehouse uses within BP designated land in Menifee. Furthermore, the proposed land use amendment and change of zone of 533.87 acres of EDC-SG land to EDC-CC land in the southern portion of Menifee would facilitate an additional 53 acres of the project site to be developed with residential uses and serve to establish consistency between these parcels pursuant to California Government Code Section 65860. As

detailed above in Table 4.B, the proposed Project would result in fewer air emissions related to long-term operation compared to the EDC-SG (Existing) land uses, but would still result in a significant and unavoidable impact with implementation of the proposed Project.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>66</sup> Menifee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal S-7, Policy S-7.1, Policy S-7.4, and Policy OSC-9.2.

Future development facilitated through implementation of the proposed Project could result in exposing sensitive receptors to substantial pollutant concentrations. As mentioned above, the HEU EIR analyzes a narrow development (only residential) of the Approved Project while the GP EIR analyzes all potential buildout of Menifee. Therefore, the General Plan EIR considers impacts from not only residential development but also commercial and industrial development. Since the proposed Project would facilitate not only residential development but also commercial and industrial development potential under the proposed EDC-CC land use and zoning designation, potential impacts would be encompassed in the findings of the General Plan EIR.

Thus, consistent with the Approved Project, the proposed Project would implement **Mitigation Measure 3-2 and Mitigation Measure 3-3**, as prescribed in the General Plan EIR, to help reduce emissions of criteria pollutants from implementation of future development under the proposed EDC-CC land use designations associated with the proposed Project. Therefore, in a similar manner as the Approved Project, the proposed Project would result in a **significant and avoidable impact** related to exposure of sensitive receptors to substantial pollutant concentrations. However, the proposed Project would not result in new or more severe environmental impacts related to exposure of sensitive receptors to air pollution than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of **GP EIR Mitigation Measure 3-2 and GP EIR Mitigation Measure 3-3**. No new proposed Project-specific mitigation is required.

#### **4.3.5 Threshold E: Would the proposed Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (GP EIR Impact 5.3-6, HEU EIR Impact 4.3-5)**

##### **4.3.5.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** Buildout of Menifee could generate new sources of odors. The General Plan would place sensitive receptors near existing sources of odors. Construction activities would temporarily generate odors. However, as determined in the GP EIR, by the time odors reach any sensitive receptors, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or

<sup>66</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

hardening of the odor-producing materials. Thus, **Mitigation Measure GP EIR 3-4** was determined to be implemented to develop project specific odor management plans for future development to reduce odors within Menifee. Therefore, impacts associated with construction-generated odors are considered by the GP EIR to be **less than significant with mitigation**. Impacts would be the same under the Expanded EDC Scenario.<sup>67</sup>

**Menifee Housing Element Update EIR.** The Approved HEU component would not include any of the land uses that have been identified by the SCAQMD as odor sources (farming, livestock, wastewater facilities, dairies, landfills chemical plants). However, future housing development facilitated by the Approved Project could result in odors. These odors were determined to be generated from vehicles and equipment exhaust emissions during construction.<sup>68</sup> Therefore, the HEU was identified on not creating objectionable odors and a **less than significant** impact would occur.

#### **Approved Project Mitigation Measures.**

**GP EIR 3-4** If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to Community Development Director or designee review. Facilities that have the potential to generate nuisance odors include but are not limited to:

- Wastewater treatment plants
- Composting, greenwaste, or recycling facilities
- Fiberglass manufacturing facilities
- Painting/coating operations
- Large-capacity coffee roasters
- Food-processing facilities

If an Odor Management Plan is determined to be required through CEQA review, the City shall require the project applicant to submit the plan prior to approval to ensure compliance with the South Coast Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the best available control technologies for toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the Odor Management Plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

<sup>67</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. p. 5.3-22. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1103/Ch-05-03-AQ?bidId=>.

<sup>68</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.3-22. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

#### 4.3.5.2 Proposed Project Impact Analysis

As detailed above in Table 4.B, the proposed Project would result in fewer air emissions related to long-term operation emissions compared to the EDC-SG (Existing) land uses but would still result in a significant and unavoidable impact with implementation of the proposed Project. Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>69</sup> Menifee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal S-7, Policy S-7.1, and Policy S-7.4, as detailed in Section 4.3.1.1 and Policy OSC-9.2.

However, future development facilitated through implementation of the proposed Project could result in generating odors that could affect people. As mentioned above, the HEU EIR analyzes a narrow development (only residential) of the Approved Project while the General Plan EIR analyzes all potential buildout of Menifee. Therefore, the General Plan EIR considers impacts from not only residential development but also commercial and industrial development. Since the proposed Project would facilitate not only residential development but also commercial and industrial development potential under the proposed EDC-CC land use and zoning designation, potential impacts would be encompassed in the findings of the GP EIR.

Thus, consistent with the Approved Project, the proposed Project would implement **Mitigation Measure 3-4**, as prescribed in the GP EIR, to help reduce odor emissions as a result of future development under the proposed EDC-CC land use designations associated with the proposed Project. As future development applications are proposed, discretionary projects would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluation pursuant to CEQA, the goals and policies listed in General Plan EIR and HEU EIR to evaluate site-specific development proposals relative to off-site land uses. Therefore, in a similar manner as the Approved Project, the proposed Project would result in a **less than significant impact with mitigation** and result in no new or more severe environmental impacts related to objectionable odors than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of **GP EIR Mitigation Measure 3-4**. No new modified Project-specific mitigation is required.

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<sup>69</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

#### 4.4 BIOLOGICAL RESOURCES

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the proposed Project 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 checked="" type="checkbox"/>
d. Would the proposed Project Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the proposed Project 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"/>
f. Would the proposed Project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



#### 4.4.1 Threshold A: Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (GP EIR Impact 5.3-1 and HEU EIR Impact 4.4-1)

##### 4.4.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The General Plan EIR analyzed impacts to special status species and their habitat with the following assumptions:<sup>70</sup>

- Any area with a proposed land use designation of Residential (except for Rural Mountainous); Commercial Retail; Commercial Office; Heavy Industrial; Business Park; Economic Development Corridor; and Specific Plan areas were considered impacted throughout the land use area, with a potential for the future complete loss of all biological resources not protected under existing regulations. Areas proposed for Rural Mountainous and RR5 (Rural Residential, 5-acre minimum) designations are expected to leave a portion of the area in a natural state due to steep slope development restrictions, as described in the General Plan.<sup>71</sup>
- Areas adjacent to any Residential, Commercial, Office, Industrial, Business Park, and Economic Development Corridor were assumed to be adversely affected by potential development due to increased noise, lighting, traffic, and nonpermeable surface area, and in the case of potential residential development, the introduction of domestic animals.

At full General Plan buildout, currently undeveloped areas of Menifee would have urban uses. The General Plan EIR found that projected buildout would have direct and indirect impacts on biological resources within the city. The following potential impacts were identified for project-specific development that could occur with implementation of the General Plan:<sup>72</sup>

- Direct loss of sensitive plants and/or communities from construction activities
- Direct loss or disturbance of sensitive wildlife species from construction activities

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<sup>70</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.4-59. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

<sup>71</sup> The Rural Mountainous (RM) designation has a maximum permitted density of 1 residential unit per 10 acres; 464 acres are designated RM in the proposed General Plan. The proposed General Plan has 4 Rural Residential (RR) designations, with permitted densities ranging from 1 unit per 5 acres (RR5) to 1 unit per 0.5 acre (RR1/2). A 100-foot-wide fuel modification zone surrounding a residence with a footprint of 3,600 square feet (60 x 60 feet) is 1.55 acres in area. Thus, of the 4 Rural Residential designations, only the RR5 designation would potentially leave the majority of lots so designated in a natural state. The proposed General Plan designates 663 acres as RR5.

<sup>72</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. p. 5.4-17. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.



- Wildlife disturbance caused by the presence of humans, domestic animals, and vehicles adjacent to directly impacted areas
- Artificial lighting that alters nocturnal wildlife activity
- Alterations in the natural landscape with the placement of impermeable surfaces
- Increased urban runoff, potentially containing herbicides, fungicides, pesticides, and fertilizer required to maintain turf and landscaping
- Increased habitat fragmentation with a potential corresponding decrease in species diversity and abundance

Future projects proposed within Menifee are required to comply with the reserve assembly provisions as well as the provisions in Sections 6.1.2, 6.1.3, 6.3.2, and 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The implementation of the MSHCP at the project-specific level would minimize impacts of future projects proposed in accordance with the General Plan.<sup>73</sup> Open Space and Conservation Element policies listed in GP EIR Chapter 5.4 give substantial consideration to the protection of biological resources, especially sensitive and special status wildlife species and their natural habitats. **Mitigation Measure GP EIR 4-1**, which requires a habitat assessment to be prepared by a qualified biologist for future projects facilitated by the General Plan buildout, was also identified in the EIR to reduce impacts.

Upon implementation of these policies and adherence to the Municipal Code and incorporation of mitigation measures, build-out of the General Plan would not substantially degrade biological resources in Menifee, or otherwise result in adverse effects to special-status species. Therefore, impacts would be **less than significant with mitigation incorporated**.

**Menifee Housing Element Update EIR.** The Housing Element Update Final Program Environmental Impact Report (HEU EIR) identified the possibility of direct impacts to special status wildlife and plant species on undeveloped candidate housing sites through land development activities such as grading. Additionally, construction may result in indirect impacts to special status wildlife and plant species through excessive noise, lighting, and runoff. The Menifee HEU would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Future housing development facilitated by buildout of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Compliance with the General Plan Open Space Element Policy OSC-8.5 would also be required. With compliance with updated goals, policies, and development

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<sup>73</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.4-60 to 5.4-61. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

standards of the Menifee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code of the General Plan, impacts were found to be **less than significant**.<sup>74</sup>

**Approved Project Mitigation Measures.** The following mitigation measure was identified in the General Plan EIR; no mitigation measures were identified in the HEU EIR.

- GP EIR 4-1** Prior to project approvals, project applicants shall have a habitat assessment prepared by a qualified biologist for projects on undeveloped sites. The habitat assessment report shall be submitted to the City of Menifee Community Development Department prior to project approvals.
- If the findings of the habitat assessment show no sensitive species or suitable habitat occur on site, then no additional surveys or mitigation measures are required.
  - If the potential for sensitive species exist or suitable habitat exists on site, focused surveys or mitigation, if identified in the habitat assessment, shall be completed. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status.
  - If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required.
  - If suitable habitat for federal- or state-listed species, or if federal- or state-listed species are identified on the site, then the biologist conducting the habitat assessments shall recommend measures to avoid impacts to the affected species or provide compensatory mitigation for such impacts.
  - If suitable habitat for federal- or state-listed species, or if federal- or state-listed species are identified on the site, then the project applicant must consult with the US Fish and Wildlife Service and/or the California Department of Fish and Wildlife regarding avoidance and/or mitigation of impacts to those species.

#### 4.4.1.2 Proposed Project Impact Analysis

Future development activities allowed under the proposed Project would be on parcels that are within the Approved Project boundary; as such, the biological resources analysis conducted for the Approved Project is applicable and considered impacts to biological resources, including special-status plant and wildlife species, within the Project site. As discussed above in Section 4.4.1.1, implementation of the Approved Project would result in urban uses on currently undeveloped lands within the planning area, and these activities would directly impact biological

<sup>74</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.4.-11. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>

resources through the loss of sensitive plants and/or communities from construction activities, urban runoff, wildlife disturbance, and or direct loss of wildlife.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>75</sup> Meniffee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code. Additionally, the proposed Project would adhere to the regulatory requirements applicable to the Approved Project, which includes compliance with the MSHCP and the Open Space Element of the General Plan. Similar to the Approved Project, the proposed Project would be required to implement **Mitigation Measure GP EIR 4.1**, which requires preparation of a site-specific biological resources assessment and project-specific mitigation, as necessary, for individual development projects that would take place under the proposed Project. In the same manner as the Approved Project, the proposed Project would result in **less than significant impacts with mitigation incorporated** and would not result in new or more severe environmental impacts related to candidate, sensitive, or special-status species than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of General Plan EIR **Mitigation Measure GP EIR 4-1** is required for the proposed Project.

#### 4.4.2 Threshold B: Would the proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Impact GP EIR 5.4-2 and HEU EIR 4.4-2)

##### 4.4.2.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** At full General Plan buildout, development in many parts of Meniffee would intensify urban uses in currently undeveloped areas. Buildout of the General Plan would result in direct and indirect impacts to biological resources within Meniffee. Potential impacts to sensitive riparian habitats that could result from future development at a programmatic level as a result of the General Plan were identified as:<sup>76</sup>

- Direct loss of sensitive plants and/or communities from construction activities
- Alterations in the natural landscape with the placement of impermeable surfaces
- Increased urban runoff, potentially containing herbicides, fungicides, pesticides, and fertilizers

<sup>75</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

<sup>76</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.4-60 to 5.4-61. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

- Increased habitat fragmentation with a potential corresponding decrease in species diversity and abundance

Future development projects that would occur under General Plan buildout would be subject to **GP EIR Mitigation Measure 4-2**. This mitigation measure would require future projects to conduct jurisdictional delineations and to comply with requirements of Section 6.1.2 of the MSHCP to reduce impacts. Preparation of a Determination of Biologically Equivalent or Superior Preservation Report (DBESP) would also be required for future projects. The DBESP would outline the mitigation to reduce impacts. Upon implementation of General Plan Open Space and Conservation Element Policy OSC-8, adherence to the Municipal Code, and incorporation of mitigation measures, buildout of the General Plan would not have a substantial adverse effect on any riparian habitat. Impacts would be **less than significant with mitigation in incorporated**.<sup>77</sup>

**Meniffee Housing Element Update EIR.** The Meniffee HEU EIR identified the possibility of direct impacts to riparian habitat on undeveloped candidate housing sites through land development activities such as grading. Additionally, construction may result in indirect impacts to special status wildlife and plant species through excessive noise, lighting, and runoff. However, the impacts were analyzed based on programmatic sources such as the Meniffee General Plan and the MSHCP rather than providing site-specific field surveys.

Thus, housing development facilitated by buildout of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Compliance with the General Plan Open Space Element Policy OSC-8.5 would also be required. Additionally, the HEU EIR identified **Mitigation Measure BIO-1** to be implemented, which requires a site-specific general biological resources survey for future development facilitated by the HEU EIR. The mitigation measure was developed to coincide with Meniffee General Plan Policy OSC-8.5. In addition to Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1-2, identified above in Section 4.1.3, the following updated goals and policies of the Housing Element would ensure impacts to riparian habitats remain less than significant.

**HE Policy 1.2** Housing Design. Require excellence in housing design with materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive design practices.

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<sup>77</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.4-60 to 5.4-61. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

Compliance with updated goals, policies, and development standards of the Meniffee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code of the General Plan would result in **less than significant impacts with mitigation incorporated**.<sup>78</sup>

#### **Approved Project Mitigation Measures.**

**GP EIR 4-2** Prior to project approvals, project applicants shall have the project site assessed for potential jurisdictional waters, wetlands, and/or riparian habitat by a professional biologist qualified to conduct jurisdictional delineations.

- If potential jurisdictional area is identified on the project site, the applicant shall have a full jurisdictional delineation completed by a qualified professional. The findings of the delineation shall be presented in a report. The qualified professional shall recommend mitigation measures in the report for avoiding, or compensating for, impacts to waters, wetlands, and riparian habitats. Jurisdictional delineation reports shall be presented to the US Army Corps or Engineers, Santa Ana Regional Water Quality Control Board or San Diego Regional Water Quality Control Board, and/or California Department of Fish and Wildlife for concurrence. Mitigation measures for impacts to jurisdictional waters, wetlands, and riparian habitat shall be determined by those agencies.

**HEU EIR BIO-1** Applications for future housing development facilitated by the Project, where the City has determined a potential for impacts to special-status wildlife and plants species, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development consistent with the Project, a site-specific general biological resources survey shall be conducted on candidate housing sites to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include

1. The methods used to determine the presence of sensitive biological resources;
2. Vegetation mapping of all vegetation communities and/or land cover types;
3. The locations of any sensitive plant or wildlife species;
4. An evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and

<sup>78</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.4-60 to 5.4-61. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

5. An evaluation of the significance of any potential direct or indirect impacts from the proposed project.

If potentially significant impacts to sensitive biological resources are identified, future project-level grading and site plans shall incorporate project design features required by the applicant to minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to be implemented by the applicant to reduce the impacts to below a level of significance.

#### 4.4.2.2 Proposed Project Impact Analysis

Given that the proposed Project site is within the boundaries of the assumed General Plan buildout area, the proposed Project was considered by the biological analysis prepared for the Approved Project. It was determined that buildout of Menifee, which includes future development of the proposed Project, would result in direct and indirect impacts to sensitive riparian habitats, as currently undeveloped land would be developed with urban uses. Exhibit OSC-7 of the Menifee General Plan illustrates that there is no riparian scrub within the Project site<sup>79</sup>, but riparian habitat may be identified during grading/construction of future development as a result of the proposed Project.

Thus, similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>80</sup> Menifee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Additionally, the proposed Project would adhere to the regulatory requirements set forth for the Approved Project, which include compliance with the MSHCP and the Open Space Element of the General Plan. Similar to the Approved Project, the proposed Project would be required to implement **Mitigation Measures GP EIR 4.2, and HEU EIR BIO-1** to reduce impacts to riparian habitat. In the same manner as the Approved Project, the proposed Project would result in **less than significant impacts with mitigation incorporated** to riparian habitats and would not result in new or more severe environmental impacts than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of GP EIR Mitigation Measure 4-2 and Menifee HEU EIR Mitigation Measure BIO-1 is required.

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<sup>79</sup> The Planning Center and DC&E. 2013. *Menifee General Plan. Open Space and Conservation Element. Exhibit OSC-7 Biological Resources*. August. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1088/ExhibitOSC-7\\_Biological\\_Resources\\_HD0913?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1088/ExhibitOSC-7_Biological_Resources_HD0913?bidId=) (accessed July 7, 2022).

<sup>80</sup> The Planning Center and DC&E. 2013. *City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies)*. September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

#### 4.4.3 Threshold C: Would the proposed Project 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? (GP EIR Impact 5.4-4 and HEU EIR Impact 4.4-3)

##### 4.4.3.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** The GP EIR determined the General Plan buildout would result in potential impacts on jurisdictional waters with future physical development since most of the City's drainage system consists of waters of the State. The drainage water is under State jurisdiction, California Regional Water Quality Control Board (RWQCB) and also considered California Department of Fish and Wildlife (CDFW) streambeds. Additionally, other City water resources such as Canyon Lake and Lake Elsinore are considered Traditional Navigable Waters under the federal jurisdiction of the United States Army Corps of Engineers (USACE), this also includes tributaries from the two lakes. Future development on State/federal waters, facilitated by the General Plan buildout, would be required to comply with the USACE Section 404 permitting process, the California Wetlands Conservation Policy, and applicable MSHCP regulations. Prior to construction of physical project-specific developments as result of General Plan buildout, individual development projects would be required to implement **Mitigation Measure GP EIR 4-2**, which requires project-specific biological assessments to be conducted to determine if future development is within jurisdictional waters.

Open Space and Conservation Element Policies listed in GP EIR Chapter 5.4 give substantial consideration to the protection of biological resources, especially sensitive and special-status wildlife species and their natural habitats. These policies are detailed in the General Plan Open Space and Conservation Element. Upon implementation of these policies and adherence to the Municipal Code, build-out of the General Plan would not substantially impact State/federal waters. Impacts would be **less than significant with mitigation incorporated**.<sup>81</sup>

**Meniffee Housing Element Update EIR.** The Meniffee HEU EIR determined that implementation of the HEU would have no direct impacts to federally protected wetlands. Exhibit OSC-7 of the Meniffee General Plan was used in the EIR to conclude that one candidate site (Audie Murphy Ranch Specific Plan) has riparian habitat. However, the specific plan was previously approved with a project-specific biological assessment. Thus, it was determined the HEU would not propose the alteration or removal of federally protected wetlands since no candidate sites contain other riparian areas, wetland areas, or jurisdictional waters.

Future housing development facilitated by buildout of the Meniffee HEU would still be subject to compliance with updated goals, policies, and development standards of the Meniffee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Compliance with

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<sup>81</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.4-61. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.



General Plan Open Space Element Policy OSC-8.5 would also be required. Impacts were found to be **less than significant**.<sup>82</sup>

**Approved Project Mitigation Measures.** Implementation of **Mitigation Measure GP EIR 4-2** would be required (see above). There are no mitigation measures identified in the HEU EIR.

#### 4.4.3.2 Proposed Project Impact Analysis

The Approved Project, which includes the proposed Project site, was not evaluated for site-specific federal/State/local jurisdictional waters and wetlands because no physical development was proposed; however, it was determined that future physical development has the potential to result in a substantial adverse effect on jurisdictional water since drainage water is under State, RWQCB, and CDFW jurisdiction. Exhibit OSC-7 of the Menifee General Plan illustrates that there is no riparian scrub within the Project site<sup>83</sup>, but riparian habitat may be identified during grading/construction of future development as a result of the proposed Project. To reduce impacts, the proposed Project is required to implement **Mitigation Measure GP EIR 4-2**, which would require the preparation of project-specific biological assessments to determine if future development facilitated by the proposed Project would be within and would impact jurisdictional waters. Additionally, the proposed Project would adhere to the regulatory requirements set forth for the Approved Project which includes compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>84</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to minimize impacts to biological resources, including protected wetlands jurisdictional waters, and ensure cohesive development and compatibility between land uses. Therefore, impacts would be **less than significant with mitigation incorporated** with respect to protected wetlands and jurisdictional waters, and the proposed Project would not result in new or more severe environmental impacts than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of GP EIR **Mitigation Measure GP EIR 4-1** is required.

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<sup>82</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.4-16. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>83</sup> The Planning Center and DC&E. 2013. *Menifee General Plan. Open Space and Conservation Element. Exhibit OSC-7 Biological Resources*. August. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1088/ExhibitOSC-7\\_Biological\\_Resources\\_HD0913?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1088/ExhibitOSC-7_Biological_Resources_HD0913?bidId=) (accessed July 7, 2022).

<sup>84</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

#### **4.4.4 Threshold D: Would the proposed Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites? (GP EIR Impact 5.4-4, 5.4-5 and HEU EIR Impact 4.4-4)**

##### **4.4.4.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** At full General Plan buildout, development in many parts of Meniffee would result in urban uses in currently undeveloped areas. Portions of Meniffee that are currently vacant land would be developed with a mix of residential, commercial, industrial, and institutional uses. The GP EIR determined that the overall buildout of the General Plan would affect wildlife movement. Constrained Linkage 17, located in the southeastern portion of Meniffee, would provide a movement corridor for species. The MSHCP requires future projects in the Criteria Area to provide a Joint Power Review process through the Regional Conservation Authority. Thus, it was determined in the EIR that future projects would be reviewed under CEQA to evaluate if future physical development projects would conflict with MSHCP. Additionally, the Migratory Bird Treaty Act (MBTA) protects migratory birds, with the United States Fish and Wildlife Service (USFWS) administering permits for project-specific environmental reviews. Future development of the General Plan buildout would be required to comply with the USFWS and the MBTA to avoid potential conflicts. Future development projects as a result of General Plan buildout would be subject to compliance with **GP EIR Mitigation Measure 4-4**. This mitigation measure would require future projects to conduct burrowing owl surveys to reduce potential conflicts with ordinances protecting biological resources, including those that protect wildlife movement.

Open Space and Conservation Element Policies listed in GP EIR Chapter 5.4 give substantial consideration to the protection of biological resources, especially sensitive and special-status wildlife species and their natural habitats, including wildlife movement corridors and nursery sites. These policies are detailed in the General Plan Open Space and Conservation Element. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not substantially interfere with the movement of any native resident, migratory fish or wildlife species. Impacts would be **less than significant with mitigation incorporated**.<sup>85</sup>

**Meniffee Housing Element Update EIR.** The Meniffee HEU EIR determined that future projects associated with implementation of the HEU would have potential impacts on nesting birds, which are protected under the MBTA, California Code, and Fish and Game Code Sections 3503 and 3503.5. Impacts were found to mostly occur to nesting birds during the breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds). Project-specific biological assessments would be conducted at the time of future development facilitated by the HEU.

Future housing development facilitated by build-out of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Compliance with General Plan Open Space

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<sup>85</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. p. 5.4-62. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

Element Policy OSC-8.5 would also be required. Updated Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1.2, identified above in Section 4.1.3.1 of the Housing Element would ensure impacts to migratory wildlife remain **less than significant**.

#### Approved Project Mitigation Measures.

**GP EIR 4-4** Within 30 days prior to commencement of grading and construction activities, projects within the mapped burrowing owl survey area shall have a preconstruction survey for resident burrowing owls conducted by a qualified biologist. These surveys shall be required, in addition to the habitat assessment and focused surveys that would be required under Section 6.3.2 of the MSHCP. If ground-disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls. Take of active nests shall be avoided. The preconstruction survey and any relocation activity shall be conducted in accordance with MSHCP instructions and/or guidelines and coordinated with the Regional Conservation Authority following accepted protocols.

#### 4.4.4.2 Proposed Project Impact Analysis

As discussed in the GP EIR, the city of Menifee contains MHSCP Linkage 17 within the southeast portion of the city. The proposed Project site was considered in the analysis for the Approved Project regarding the movement of wildlife. It was determined that future projects associated with implementation of General Plan buildout would be subject to compliance with the MSHCP by providing project-specific evaluation of how the project might contribute to or interfere with assembly of the MSHCP Conservation Area consistent with reserve configuration requirements. Additionally, future development in the Criteria Area is subject to the Joint Power Review process through the Regional Conservation Authority. Currently, there are no criterion cells in Menifee as shown on Figure 5.4-6 of the City of Menifee GP EIR. On the same figure, the proposed Project site is mapped out in the burrowing owl survey area and thus future development projects would be required to implement **Mitigation Measure GP EIR 4-4**. Additionally, California Fish and Game Code Section 3503 and Section 3503.5 protect migratory birds and would require future projects facilitated by the proposed Project to conduct bird and nesting surveys during breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds).

The proposed Project would be required to adhere to the regulatory requirements set forth for the Approved Project, which include compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>86</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Therefore, impacts would be **less than significant with mitigation incorporated regarding wildlife movement and nursery sites**, and the proposed Project would not result in new or more severe environmental impacts than anticipated for the Approved Project.

<sup>86</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

**Proposed Project Mitigation Measures.** Implementation of GP EIR **Mitigation Measure GP EIR 4-4** is required for the proposed Project.

#### **4.4.5 Threshold E: Would the proposed Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (GP EIR 5.4-5 and HEU EIR Impact 4.4-5)**

##### **4.4.5.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** At full General Plan buildout, development in many parts of Meniffee would result in the intensification of urban uses in currently undeveloped areas. Portions of Meniffee that are currently vacant land would be developed with a mix of residential, commercial, industrial, and institutional uses. The GP EIR determined that the overall buildout of the General Plan may have the potential to remove existing trees. At the time that the GP EIR was prepared, the City had not yet adopted Tree Preservation Ordinance No. 2015-167, thus there would be no conflict between the General Plan and the ordinance. Additionally, the MBTA protects migratory birds, with the USFWS administering permits for project-specific environmental reviews. Future development of the General Plan buildout would be required to comply with the USFWS and the MBTA to avoid conflicts. Future development projects taking place as a result of the buildout would be subject to compliance with **Mitigation Measure GP EIR 4-4**. This mitigation measure would require future projects to conduct burrowing owl surveys to reduce the conflict with ordinances protecting biological resources.

Open Space and Conservation Element Policies listed in GP EIR Chapter 5.4 give substantial consideration to the protection of biological resources, especially sensitive and special status wildlife species and their natural habitats. These policies are detailed in the General Plan Open Space and Conservation Element. Impacts would be **less than significant with mitigation incorporated**.<sup>87</sup>

**Meniffee Housing Element Update EIR.** Similar to the General Plan component, the Meniffee Housing Element Update EIR did not analyze the impacts to the tree preservation ordinance. Additionally, the same EIR analysis above in Threshold D was completed for protection of migratory birds. It was determined that that the HEU component of the Approved Project would not include actions that would conflict with local biological resource policies but would continue to comply. Updated Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1.2, identified above in Section 4.1.3.1, would ensure impacts to ordinances remain **less than significant**.<sup>88</sup>

**Approved Project Mitigation Measures.** Implementation of **Mitigation Measure GP EIR 4-4** would be required (see above). There are no mitigation measures identified in the HEU EIR.

<sup>87</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. p. 5.4-62. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

<sup>88</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.4-17. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

#### 4.4.5.2 Proposed Project Impact Analysis

Portions of the Project site currently consist of vacant land that would be developed with a mix of residential, commercial, and industrial uses. However, the EDC expansion area, including the Project site, was considered under the Approved Project analysis. The proposed Project site is within the burrowing owl survey area depicted in Figure 5.4-6 of the GP EIR. The figure identifies areas that require habitat assessments to determine if suitable burrowing owl habitat is present on the site.

Thus, future development projects occurring as a result of the proposed Project would be subject to compliance with **Mitigation Measure GP EIR 4-4**. This mitigation measure would require future projects facilitated by the proposed Project to conduct site-specific burrowing owl surveys to reduce conflict of ordinances protecting biological resources.

Additionally, the proposed Project would adhere to the regulatory setting set forth for the Approved Project, which includes compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>89</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to protect biological resources and ensure cohesive development and compatibility between land uses. Furthermore, all future development applications would be evaluated during plan check to ensure compliance with Tree Preservation Ordinance No. 2015-167 as a matter of City policy. The following goals and policies of the HEU would further reduce these impacts: Goal HE-1, HE Policy 1.2 and HE Policy 1.7. Therefore, impacts would be **less than significant with mitigation incorporated with respect to biological resources policy conflicts**, and the proposed Project would not result in new or more severe environmental impacts related than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Implementation of **Mitigation Measure GP EIR 4-4** is required for the proposed Project.

#### 4.4.6 Threshold F: Would the proposed Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (GP EIR Impact 5.4-5 and HEU EIR Impact 4.4-5)

##### 4.4.6.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The GP EIR identified Menifee as a permittee of the MSHCP and Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). At full General Plan buildout, development in many parts of Menifee would intensify urban uses in currently undeveloped areas. The General Plan buildout was found to have a potential to conflict with habitat conservation plans.

Future development projects that would be implemented as a result of the projected General Plan buildout would be subject to compliance with **Mitigation Measures GP EIR 4-1 through 4-5**. The mitigation measures would require future projects to conduct biological assessments and field

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<sup>89</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

surveys to ensure compliance with the habitat conservation plans. Upon implementation of the Open Space and Conservation Element OSC-8, adherence to the Municipal Code, and incorporation of mitigation measures, buildout of the General Plan would not result in a substantial adverse effect related to conflicts with the MSHCP and SKR HCP. This impact would be **less than significant with mitigation in incorporated.**<sup>90</sup>

**Meniffee Housing Element Update EIR.** The HEU EIR identified Meniffee as within the Sun City/Meniffee Area Plan of the MSHCP. It was determined that the HEU component of the Approved Project would not conflict with the provisions provided in the MSHCP, since candidate sites were not identified in areas with the highest chance of naturally occurring sensitive species. Analysis for SKR HCP was not included in the HEU EIR for this threshold.

Compliance with the General Plan Open Space Element Policy OSC-8.5 would also be required. Updated Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1-2, identified above in Section 4.1.3.1, would ensure that impacts related to habitat conservation plan conflicts would remain **less than significant.**<sup>91</sup>

**Approved Project Mitigation Measures.** Implementation of **Mitigation Measure GP EIR 4-1 through GP EIR 4-5** would be required. See GP EIR 4-1 and 4-2, above, under Sections 4.4.1.1 and 4.4.2.1.

**GP EIR 4-3** Prior to the issuance of grading permits for private development projects or prior to construction for public agency contracts, during the nesting season, February 1 to August 31, a preconstruction/pregrading field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Wildlife Code are present in the construction zone.

- If active nests are not located within the project area an appropriate buffer shall be established (i.e., 500-foot radius of an active listed species or raptor nest, 300 foot for other sensitive or protected bird nests (nonlisted), or 100 foot for sensitive or protected songbird nests). Construction may be conducted during the nesting/breeding season outside the buffer.
- If active nests are located during the preactivity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected species under MBTA or California Fish and Wildlife Code, bird nests (nonlisted), or

<sup>90</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.4-63 and 5.4-64. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1104/Ch-05-04-BIO?bidId=>.

<sup>91</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.4-18. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

within 100 feet of sensitive or protected songbird nests until the nest is no longer active.

**GP EIR 4-5** The City shall continue to participate in the Stephens' Kangaroo Rat Habitat Conservation Plan including collection of mitigation fees for future projects.

#### 4.4.6.2 Proposed Project Impact Analysis

The proposed Project is under the MSHCP and the SKR HCP, with the City as a permittee. Buildout of the proposed Project would intensify urban uses in currently undeveloped areas, resulting in a potential conflict with approved habitat conservation plans.

Future development projects implemented as a result of the proposed Project would be subject to compliance with **Mitigation Measures GP EIR 4-1 through GP EIR 4-5**. The mitigation measures would require future projects facilitated by the proposed Project to conduct biological assessments and field surveys to ensure compliance with the habitat conservation plans, where these sites are covered by the plans.

Additionally, the proposed Project would adhere to the regulatory setting set forth for the Approved Project, which includes compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>92</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Therefore, impacts would be **less than significant with mitigation incorporated** with regard to habitat conservation plan compliance. No new or more severe environmental impacts would occur than those anticipated in the Approved Project.

**Proposed Project Mitigation Measures.** Mitigation Measures GP EIR 4-1 through GP EIR 4-5 would be implemented by the proposed Project.

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<sup>92</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).



## 4.5 CULTURAL RESOURCES

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the <i>State CEQA Guidelines</i> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the proposed Project disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.5.1 Threshold A: Would the proposed Project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines? (GP EIR Impact 5.5-1 and HEU EIR Impact 4.5-1)

#### 4.5.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The GP EIR determined that historic structures and sites that are eligible for National Register of Historic Resources listing may be vulnerable to development activities associated with buildout of the General Plan. Table 5.5-1 of the GP EIR lists two historic sites that would be eligible for listing on a historic register. Three structures in Romoland (unincorporated county land north of Menifee) more than 50 years old are listed in the same table. Structures in Quail Valley and Sun City are reaching 50 years or more of age and qualify for consideration as historical resources.<sup>93</sup> Project-level analysis and CEQA review would be required as needed to identify any impacts to known or potential historic sites and structures. Thus, historical resource impacts **would be less than significant**.

**Menifee Housing Element Update EIR.** The HEU does not include physical improvements to Menifee. Instead, the HEU proposes multiple regulatory changes to the City's General Plan. Future development facilitated by the HEU would be required to adhere to Policy OSC-5.1 to preserve the cultural significance of the surrounding areas. Future housing developments would also be required under the *State CEQA Guidelines* to be evaluated at the time a project is proposed. Candidate sites are not within or adjacent to identified culturally significant resources within Menifee. To ensure the HEU would not result in the destruction or modification of a historic structure, **Mitigation Measure HEU CUL-1** of the HEU EIR is required, which specifies the mitigation framework for buildings in excess of 50 years of age. Additionally, the following goals and policies would be used to reduce any

<sup>93</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.5.-15. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1105/Ch-05-05-CUL?bidId=>

impacts (Goal HE-1 and Policy HE 1.7) Thus, the HEU component was found to be **less than significant with mitigation incorporated**.<sup>94</sup>

**Approved Project Mitigation Measures.** The GP EIR of the Meniffee General Plan and the 2021–2029 Housing Element Update (Approved Project) determined that there were no mitigation measures needed. It found that **HEU EIR CUL-1** would be required to ensure the HEU would not result in the alteration or destruction of a historic structure, object, or site.

**HEU EIR CUL-1** Applications for future development facilitated by the Project, where the City has determined a potential for impacts to historic resources, shall be required to comply with the following mitigation framework:

For any building/structures in excess of 50 years of age having its original structural integrity intact, the applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines Section 15064.5. A historical resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, and evaluate the significance of any historical resources identified.

#### 4.5.1.2 Proposed Project Impact Analysis

Similar to the Approved Project, the proposed Project would not result in any physical development, but rather provides provisions that would allow for future development in accordance with designated land uses and zoning for subject properties. The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, plant nursery, and a parking lot. Table 4.5-1 of the HEU EIR provides a table of potentially significant cultural resources. The proposed Project site is not within or adjacent to an area identified to contain a historical resource.<sup>95</sup>

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>96</sup> Meniffee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to minimize impacts to cultural resources and ensure cohesive

<sup>94</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.5-11 through 4.5-17. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>

<sup>95</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.5-4. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>

<sup>96</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=)

development and compatibility between land uses. These goals and policies include Goal HE-1, Policy HE 1.7 and Policy OSC-5.1.

None of the historical resources listed in the GP EIR are located in or near the proposed Project site. The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. Should any of these facilities become older than 50 years old and be subject to modification or redevelopment, implementation of **Mitigation Measure HEU EIR CUL-1** would ensure they are managed pursuant to CEQA Guidelines Section 15064.5. Therefore, impacts to Historical Resources would be **less than significant with mitigation incorporated**. No new or more severe environmental impacts would occur than those anticipated in the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.5.2 Threshold B: Would the proposed Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (GP EIR Impact 4.4-2 and HEU EIR Impact 4.5-2)**

##### **4.5.2.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** The GP EIR determined that there are more than 250 resources (prehistoric, historic archaeological, and historical structures and sites) within the city of Meniffee's boundaries, resulting in a high likelihood to uncover significant resources within Meniffee during development activities. The GP EIR concluded that the entire city is considered sensitive for archaeological resources.<sup>97</sup> Policies referenced in GP EIR Chapter 5.5 give substantial consideration of archaeological, historical, and cultural resources that are protected and integrated into the city's built environment. These policies are detailed in the General Plan Open Space and Conservation Element. Upon implementation of these policies and adherence to the Municipal Code, build-out of the General Plan would not substantially degrade archaeological resources in Meniffee. Implementation of **GP EIR Mitigation Measures 5-1 through 5-5** would reduce impacts to a level **less than significant with mitigation incorporated** as identified in the GP EIR.<sup>98</sup>

**Meniffee Housing Element Update EIR.** Future development facilitated by the HEU Project has the potential to impact archaeological resources directly or indirectly through ground-disturbing activities during construction. Therefore, the undeveloped candidate housing sites, or sites with

<sup>97</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.5-15. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1105/Ch-05-05-CUL?bidid=>.

<sup>98</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.5-16. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1105/Ch-05-05-CUL?bidid=>.

substantial undeveloped portions of Menefee, also have potential to contain archaeological resources. Goal HE-1, Policy HE 1.7 would also reduce impacts of potential impacts.<sup>99</sup>

Mitigation measure **HEU CUL-2**, as prescribed in the HEU EIR, would require the preparation of an archaeological survey, where deemed necessary by the City to reduce impacts. Thus, impacts would be **less than significant with mitigation incorporated**, as concluded in the HEU EIR.

### Approved Project Mitigation Measures.

#### *General Plan component.*

**GP EIR 5-1** Prior to project approvals, applicants shall provide cultural resource investigations conducted by a qualified archaeologist. The investigation shall include a records search at the Eastern Information Center at the University of California, Riverside, and a field survey for surface archaeological resources. The qualified archaeologist shall conduct monitoring for archaeological resources where required based on the investigation findings. Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director is satisfied that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional archaeologist. If significance criteria are met, then the project archaeologist shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers. Confidential information shall be restricted to a separate report that will be held by the City of Menefee and forwarded to relevant Native American tribes, but not made publicly available.

**GP EIR 5-2** In areas of high sensitivity for paleontological resources, each project shall retain a qualified paleontologist to monitoring ground disturbing activity. Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director is satisfied that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers to the City of Menefee Community Development Director.

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<sup>99</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.5-14. Website: <https://www.cityofmenefee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

- GP EIR 5-3** A cultural resources assessment prepared by a qualified archaeologist shall be required for any Specific Plan, or for any project that requires a General Plan amendment. The assessment shall include a records search at the Eastern Information Center at the University of California, Riverside, and a field survey for surface archaeological resources. General findings of the cultural resources assessment, such as presence of resources, shall be incorporated into the CEQA documentation. Detailed information on any cultural resources identified, such as locations and types of resources, shall be documented in a separate confidential report that shall be submitted to the City of Menifee and shall not be available to the public; a copy of the report shall be forwarded to relevant Native American tribes.
- GP EIR 5-4** Prior to the issuance of grading permits for a project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the relevant Native American tribes to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Menifee and the tribal representative(s) to develop a monitoring program that addresses the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City of Menifee shall be the final arbiter of the conditions for projects within the City's jurisdiction.

***Housing Element Update Component.***

- HEU EIR CUL-2** Applications for future development consistent with the Project, where the City has determined a potential for impacts to archeological resources, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development located on a previously undisturbed site, the applicant shall retain a qualified archaeologist to conduct an archaeological survey to evaluate the presence of cultural resources and the need for project impact mitigation by preservation, relocation, or other methods. An archaeological resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the proposed project, and evaluate the significance of any archaeological resources identified. If there are potentially significant impacts to an identified archaeological/cultural resource, the report shall also recommend appropriate mitigation required by the applicant to reduce impacts to below a level of significance.

**4.5.2.2 Proposed Project Impact Analysis**

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, plant nursery, and a parking lot. Similar to the Approved Project, the proposed

Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>100</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to protect archaeological resources, other significant cultural resources, and ensure cohesive development and compatibility between land uses. These goals and policies include Goal HE-1, Policy HE 1.7 and Policy OSC-5.1. However, Exhibit OSC-4 of the current General Plan shows high sensitivity for paleontological resources in the northern portion of the proposed Project site.<sup>101</sup> Thus, similar to the Approved Project, future development as a result of the proposed Project has a high potential of uncovering archeological and paleontological resources.

The proposed Project would implement **Mitigation Measures GP EIR CUL 5-1 through 5-5 and HEU EIR CUL-2**, as prescribed in the GP EIR and HEU EIR for the Approved Project when future development applications are presented to the City in order to manage unanticipated encounters in accordance with CEQA Guidelines Section 15064.5. Therefore, in a similar manner as the Approved Project, the proposed Project would result in **less than significant impacts with mitigation incorporated** with regard to archaeological resources, and no new or more severe environmental impacts would occur.

**Proposed Project Mitigation Measures.** Implementation of **Mitigation Measures GP EIR CUL 5-1 through 5-5 and HEU EIR CUL-2** would ensure no new or more severe environmental impacts than those identified under the Approved Project would occur. No new mitigation measures are required as a result of the proposed Project.

#### 4.5.3 Threshold C: Would the proposed Project disturb any human remains, including those interred outside of formal cemeteries? (GP EIR Impact 5.5-3 and HEU EIR Impact 4.5-3)

##### 4.5.3.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** California Public Resources Code (PRC) Section 5097.98 affords protection for human remains discovered during development activities.<sup>102</sup> Additionally, Senate Bill 18 requires consultation regarding Native American sites and artifacts when amendments to the General Plan are proposed. The GP EIR determined that the potential for project-level impacts to unidentified and unrecorded tribal cultural places are moderate to high. However, 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 determined origin and disposition pursuant to

<sup>100</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

<sup>101</sup> The Planning Center, DC&E. 2013. City of Menifee General Plan. Open Space and Conservation Element. Exhibit OSC-4: Paleologic Resource Sensitivity. August. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1085/ExhibitOSC-4\\_Paleologic\\_Resource\\_Sensitivity\\_HD0913?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1085/ExhibitOSC-4_Paleologic_Resource_Sensitivity_HD0913?bidId=) (accessed June 16, 2022).

<sup>102</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.5-17. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1105/Ch-05-05-CUL?bidId=>.



PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Menifee shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Implementation of State law would ensure if human remains are discovered on the site during Project construction activities, they are protected. Through compliance with regulatory policy, impacts to human remains would **be less than significant**.

**Menifee Housing Element Update EIR.** As determined by the HEU EIR, human remains within a formal cemetery are not expected to be disturbed as a result of the HEU. Although the HEU does not propose physical development within Menifee, human remains could be uncovered during construction for future housing. California PRC Section 5097.98 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned most likely descendant as identified by the Native American Heritage Commission. Additionally, the City would be required to adhere to the California Native American Graves Protection and Repatriation Act (2001) and the federal Native American Graves Protection and Repatriation Act (1990). During grading, these regulations would address the uncovering of human remains. Policy updates associated with the Housing Element, Land Use Element, and Environmental Justice Element would not affect the City's treatment of remains. Therefore, impacts would be **less than significant with mitigation incorporated**.<sup>103</sup>

**Approved Project Mitigation Measures.** Since the GP EIR's certification, *State CEQA Guidelines* Appendix G has been revised to include a new Tribal Cultural Resources threshold; refer to Section 4.17 of the Addendum, Tribal Cultural Resources, for further discussion. The HEU EIR, however, required the following measures related to impacts to human remains.

**HEU EIR CUL-3** Applications for future development consistent with the Project, where the City has determined a potential for impacts to human remains, shall be required to comply with the following mitigation framework:

In the event that human remains are discovered or unearthed, all earth-disturbing work within a 100-meter radius of the location of the human remains shall be temporarily suspended or redirected by the applicant until a forensic expert retained by the applicant has identified and evaluated the nature and significance of the find, in compliance with State CEQA Guidelines 15064.5(f). If human remains of Native American origin are discovered or unearthed, the applicant shall contact the consulting tribe regarding any finds and provide information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal

<sup>103</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.5-15 and 4.5-16. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.



input concerning significance and treatment. After the find has been appropriately mitigated, as determined and documented by a qualified archaeologist, work in the area may resume.

#### 4.5.3.2 Proposed Project Impact Analysis

The proposed Project, similar to the Approved Project, does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land uses and zoning for subject properties. The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>104</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to protect cultural resources and ensure cohesive development and compatibility between land uses. These goals and policies include Goal HE-1, Policy HE 1.7 and Policy OSC-5.1. However, human remains could still be uncovered during construction for future development within the Project site as a result of the proposed Project. Thus, the proposed Project would implement **Mitigation Measure HEU EIR CUL-3**, as prescribed in the Housing Update Element EIR, and be subject to compliance with State Health and Safety Code Section 7050.5. Therefore, similar to the Approved Project, the proposed Project would result in **less than significant impacts with mitigation incorporated** regarding impacts to human remains, and no new or more severe environmental impacts would occur.

**Proposed Project Mitigation Measures.** Implementation of **Mitigation Measure HEU EIR CUL-3**. No new mitigation measures are required as a result of the proposed Project.

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<sup>104</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

## 4.6 ENERGY

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the Project result in 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"/>
b. Would the Project 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"/>

### 4.6.1 Threshold A: Would the Project result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (GP EIR 5.7-1 and HEU EIR Impact 4.6-1)

and

### Threshold B: Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency? (GP EIR 5.7-2 and HEU EIR Impact 4.6-1)

The analysis presented below applies to both Threshold A and Threshold B of Section 4.6.

#### 4.6.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** At the time of the certification of the General Plan, the City of Menifee had not yet adopted a qualified greenhouse gas (GHG) reduction plan. However, the California Air Resources Board adopted the 2008 Scoping Plan to identify statewide strategies to achieve the GHG reduction targets of Assembly Bill 32, and the Southern California Association of Governments adopted the 2012 Regional Transportation Plan/Sustainable Communities Strategy to achieve the local passenger vehicle per capita GHG reduction targets of Senate Bill 375. Energy analysis can be found in the Section 4.8 (Greenhouse Gas Emissions) of this Addendum. In addition, the statewide measures, policies and implementation actions included as part of the proposed General Plan are shown in General Plan Final Environmental Impact Report (GP EIR) Table 5.7-9, City of Menifee Greenhouse Gas Reduction Policy and Implementation Strategies. These statewide policy and implementation strategies are consistent with the intent of the 2008 Scoping Plan.<sup>105</sup> The Circulation Element policies and implementation actions presented in GP EIR Table 5.7-9 would establish an overall vehicle miles traveled reduction of 2.6 percent. This reduction would reduce the overall transportation-related GHG emissions. Compliance with State and local regulations would

<sup>105</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.5-16. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1105/Ch-05-05-CUL?bidId=>.

ensure that the growth under the City of Menifee General Plan would not conflict with the 2008 Scoping Plan. Therefore, General Plan component impacts would be **less than significant**.<sup>106</sup>

**Menifee Housing Element Update EIR.** The Housing Element Update Final Program Environmental Impact Report (HEU EIR) determined that occupants of future development buildings facilitated by the Housing Element Update (HEU) would use electricity and potentially natural gas to run various appliances and equipment, including water heaters, air conditioning and heating systems, ventilation equipment, lights, and other devices.

In addition to complying with federal, State, and local standards regulating energy consumption, Appendix F, Energy Conservation, of the *State CEQA Guidelines* is required for any future development. Appendix F requires that EIRs include a discussion of potential energy impacts of proposed projects. The discussion should have a particular emphasis on avoiding or reducing unnecessary energy consumption.

Future housing development facilitated by the HEU would be required to obtain permits to demonstrate compliance with the California Green Building Standards (CALGreen) Code (California Code of Regulations [CCR] Title 24, Part 11) and the California Energy Code (CCR Title 24, Part 6). Future development facilitated by the HEU would be required to be consistent with applicable federal, State, and local laws, policies, and regulations related to and energy efficiency and renewable energy. In addition to Goal S-7 and Policy S-7.4, identified above in Section 4.3.1.1, the following updated goals and policies of the Housing Element would ensure impacts regarding energy remain **less than significant**.<sup>107</sup>

**Policy S-7.5** Promote the use of climate ready architecture designed to maintain adequate indoor climate with minimal energy use.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the certified EIRs for the Approved Project.

#### 4.6.1.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, plant nursery, and a parking lot. The proposed Project would update the definition of the Business Park (BP) land use designation to remove distribution-related warehouse uses as permitted uses within BP designated land in Menifee. Furthermore, the proposed land use amendment and change of zone of 533.87 acres of Economic Development Corridor – Southern Gateway (EDC-SG) land to Economic Development Corridor – Community Core (EDC-CC) land in the

<sup>106</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.5-15 through 5.5-18. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1105/Ch-05-05-CUL?bidId=>.

<sup>107</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.6-10 through 4.6-13. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

southern portion of Menifee would serve to establish consistency between these parcels pursuant to California Government Code Section 65860.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>108</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal S-7, Policy S-7.4, and Goal S-7.5. Additionally, the proposed Project would adhere to the regulatory setting set forth for the Approved Project, which includes the CALGreen Code (CCR Title 24, Part 11) and the California Energy Code (CCR Title 24, Part 6). Therefore, in the same manner as the Approved Project, the proposed Project would result in **less than significant impacts**, and no new or more severe environmental impacts would occur.

**Proposed Project Mitigation Measures.** No Mitigation is required.

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<sup>108</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

## 4.7 GEOLOGY AND SOILS

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project expose persons or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Maps issued by the State Geologist for the area based on other substantial evidence of a known fault? (ii) Strong seismic shaking? (iii) Seismic-related ground failure or liquefaction? (iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the proposed Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the proposed Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the proposed Project 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"/>
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"/>

**4.7.1 Threshold A: Would the proposed Project expose persons or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Maps issued by the State Geologist for the area based on other substantial evidence of a known fault? (ii) Strong seismic shaking? (iii) Seismic-related ground failure or liquefaction? (iv) Landslides? (GP EIR Impact 5.6.1, Impact 5.6.2, Impact 5.6.3, and HEU EIR Impact 4.7-1 and Impact 4.7-2)**

**4.7.1.1 Approved Project Impact Analysis**

***(i) Faults and (ii) Seismic Shaking***

**Menifee General Plan EIR.** General Plan buildout would increase the number of residents/workers and structures in Menifee, increasing the exposure and risk of strong ground shaking amongst people and structure. Strong ground shaking may occur in Menifee due to earthquakes on a number of active faults in the region, including the San Andreas, San Jacinto, and Elsinore faults. The San Jacinto Valley section of the San Jacinto fault and the Temecula segment of the Elsinore fault each could generate the worst-case earthquake scenario for Menifee. Future development would adhere to seismic design parameters pursuant to California Building Code (CBC) (Title 24, Part 2) requirements and would include foundation and structural design recommendations, to reduce hazards to people and structures arising from ground shaking. The General Plan EIR determined that Impacts would be **less than significant**. Impacts would be the same under the Expanded EDC Scenario.<sup>109</sup>

**Menifee Housing Element Update EIR.** Similar analysis was done under the Housing Element Update Final Program Environmental Impact Report (HEU EIR). The Housing Element Update (HEU) would facilitate future developments to adhere to the CBC and Menifee Municipal Code Section 8.26.070. The HEU would also require projects to analyze project-specific geotechnical conditions. Updated Goal HE-1 and HE Policy 1.2, identified above in Section 4.1.1.1, would maintain impacts to **less than significant**: Goal HE-1, HE Policy 1.2.<sup>110</sup>

***(iii) Ground Failure and (iv) Landslides***

**Menifee General Plan EIR.** As shown on Figure 5.6-3 of the General Plan Final Environmental Impact Report (GP EIR), there is a potential for liquefaction in parts of the city and the General Plan area. Thus, per State laws and regulations and General Plan policies, future projects developed pursuant to the General Plan would be required to have geotechnical investigations of the specific-project

<sup>109</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.6-25. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1106/Ch-05-06-GEO?bidId=>.

<sup>110</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.7-12. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

sites conducted.<sup>111</sup> **Impacts would be less than significant** as concluded in the GP EIR. The additional area that would be the designated Economic Development Corridor (EDC) in the Expanded EDC Scenario is not mapped as susceptible to liquefaction. Impacts would be the same under the Expanded EDC Scenario.

**Meniffee Housing Element Update EIR.** One candidate site is within a portion of Meniffee noted for landslide hazards and susceptibility. This site would be required to complete geotechnical investigations consistent with Meniffee Municipal Code Sections 9.190 and 8.26.070. Further, any future housing developments facilitated by the Meniffee General Plan and the 2021–2029 Housing Element Update (Approved Project) would be subject to permits and required to adhere to all federal, State, and local requirements. These requirements are needed for avoiding and minimizing impacts caused by unstable geological units or soils.

Additionally, the HEU EIR determined that the majority of development within Meniffee has been developed in the relatively flat valleys which a low risk for landslide. The following updated goals and policies from the Housing Element Safety Element would maintain the level of any potential impacts to a level of **less than significant**.<sup>112</sup>

**SE Policy S-3.6** Coordinate with FEMA to ensure that flood mapping and flood risk information is current and available.

**SE Policy S-3.7** When feasible locate new essential public facilities outside of flood risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the GP EIR and the HEU EIR.

#### 4.7.1.2 Proposed Project Impact Analysis

##### *(i) Faults and (ii) Seismic Shaking*

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, plant nursery, and a parking lot. The proposed Project would update the definition of the Business Park (BP) land use designation to remove distribution-related warehouse uses as permitted uses within BP designated land in Meniffee. Furthermore, the proposed land use amendment and change of zone of 533.87 acres of Economic Development Corridor – Southern Gateway (EDC-SG) land to Economic Development Corridor – Community Core (EDC-CC) land in the southern portion of Meniffee would serve to establish consistency between these parcels pursuant to California Government Code Section 65860.

<sup>111</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.6-26. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1106/Ch-05-06-GEO?bidId=>.

<sup>112</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.7-15 and 4.7-16. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.



Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>113</sup> Meniffee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal HE-1 and HE Policy 1.2. Additionally, the proposed Project would adhere to the regulatory setting set forth for the Approved Project, which includes the CBC (Title 24, Part 2). Future development facilitated by the proposed Project would also be required to complete geotechnical investigations consistent with Meniffee Municipal Code Section 9.190 and 8.26.070. Therefore, in the same manner as the Approved Project, the proposed Project would result in **less than significant impacts**, and no new or more severe environmental impacts would occur.

#### ***(iii) Ground Failure and (iv) Landslides***

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>114</sup> Meniffee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Policy S-3.6 and Policy S.3-7. Additionally, the proposed Project would adhere to the regulatory setting set forth for the Approved Project, which includes the CBC (Title 24, Part 2). Future development facilitated by the proposed Project would also be required to complete geotechnical investigations consistent with Meniffee Municipal Code Section 9.190 and 8.26.070. Therefore, in the same manner as the Approved Project, the proposed Project would result in **less than significant impacts**, and no new or more severe environmental impacts would occur.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.7.2 Threshold B: Would the proposed Project result in substantial soil erosion or the loss of topsoil? (Threshold 3b Section 8.0 Effects Found Not to be Significant) (GP EIR Impact 5.6-5, HEU EIR Impact 4.7-2 and HEU EIR Impact 4.7-3)**

##### **4.7.2.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** The GP EIR determined that grading and construction of projects could expose large amounts of soil and could result in soil erosion if erosion control measures were not used. The National Pollution Discharge Elimination System (NPDES) regulations would apply pursuant to the federal Clean Water Act provides best management practices for erosion control. NPDES requirements for construction projects 1 acre or more in area are set forth in the General Construction Permit issued by the State Water Resources Control Board (Order No. 2009-0009-

<sup>113</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

<sup>114</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

DWQ). Future development facilitated by the General Plan would be required to comply with South Coast Air Quality Management District Rules, which are used for minimizing wind erosion from such ground-disturbing activities. Additionally, Menifee Municipal Code Section 8.26.070 would require geotechnical reports for new projects to limit soil erosion during construction and operation. Thus, soil erosion impacts **would be less than significant**. Impacts would be the same under the Expanded EDC Scenario.<sup>115</sup>

**Menifee Housing Element Update EIR.** Same analysis as the General Plan EIR above: the HEU EIR determined the Impacts **would be less than significant**, and no mitigation is required.<sup>116</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the certified EIRs for the Approved Project.

#### 4.7.2.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>117</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These regulations include the following for future development facilitated by the proposed Project: NPDES requirements, a General Construction Permit issued by the State Water Resources Control Board, and compliance with Menifee Municipal Code Section 8.26.070, which would result in geotechnical investigations to ensure compliance with applicable provisions of the California Building Code and implementation of site-specific recommendations to minimize erosion and loss of topsoil. Therefore, in the same manner as the Approved Project, the proposed Project would result in **less than significant impacts**, and no new or more severe environmental impacts related to erosion and loss of topsoil would occur.

**Proposed Project Mitigation Measures.** No mitigation is required.

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<sup>115</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.6-25. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1106/Ch-05-06-GEO?bidId=>.

<sup>116</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.7-15. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>117</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

#### **4.7.3 Threshold C: Would the proposed Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (Threshold 3c Section 8.0 Effects Found Not to be Significant) (GP EIR Impact 5.6-5 and HEU EIR Impact 4.7-3)**

##### **4.7.3.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** The GP EIR determined that substantial hazards from land subsidence are unlikely considering water supplies available within Meniffee and planned water management efforts. Water efficiency requirements for landscape irrigation in Meniffee are in Chapter 15.04 of the City Municipal Code. General Plan projects as a result of the buildout would comply with Municipal Code Chapter 15.04, which reduces the potential for landscape irrigation in Meniffee to cause ground subsidence. Additionally, as mentioned above in Threshold A, projects facilitated by the General Plan component would be subject to subsurface geotechnical investigations and reports. Thus, **Impacts would be less than significant.**<sup>118</sup>

**Meniffee Housing Element Update EIR.** One candidate site is within a portion of Meniffee noted for landslide hazards and susceptibility. This site would be required to complete geotechnical investigations consistent with Meniffee Municipal Code Sections 9.190 and 8.26.070. Further, any future housing developments facilitated by the Approved Project would be subject to permits and required to adhere to all federal, State, and local requirements. These requirements are needed for avoiding and minimizing impacts caused by unstable geological units or soils. Additionally, the HEU EIR determined that the majority of development within Meniffee has been developed in the relatively flat valleys which a low risk for landslide. Updated Goal HE-1, identified above in Section 4.1.1.1, and HE Policy 1,2, identified above in Section 4.1.3.1 from the HEU, would maintain the level of any potential impacts to **less than significant.**<sup>119</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

##### **4.7.3.2 Proposed Project Impact Analysis**

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>120</sup> Meniffee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal HE-1 and HE Policy 1.2. Additionally, the proposed

<sup>118</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.6-29 and 5.6-30. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1106/Ch-05-06-GEO?bidId=>.

<sup>119</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.7-16. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

<sup>120</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

Project would adhere to the regulatory policies applicable to the Approved Project, which includes the CBC (Title 24, Part 2). Future development facilitated by the proposed Project would also be required to complete geotechnical investigations consistent with Menifee Municipal Code Sections 9.190 and 8.26.070. Environmental Justice and Safety element updates would not further affect the City's efforts to manage landslides, lateral spreading, subsidence, liquefaction, and/or collapse. Therefore, in the same manner as the Approved Project, the proposed Project would result in **less than significant impacts**, and no new or more severe environmental impacts related to landslides, lateral spreading, subsidence, liquefaction, and/or collapse would occur.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.7.4 Threshold D: Would the proposed Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (GP EIR Impact 5.6-5 and HEU EIR Impact 4.7-4)

##### 4.7.4.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The GP EIR included the same analysis above for this threshold. Development of future development projects pursuant to the General Plan would require geotechnical reports and testing and compliance with recommendations in project-specific geotechnical investigation reports resulting in the same conclusion of **less than significant impacts**.

**Menifee Housing Element Update EIR.** The same analysis was provided in the previous threshold. Menifee Municipal Code Section 8.26.070 requires preparation of soils reports for future housing developments. Future housing development facilitated by the Approved Project would continue to analyze risks to life or property associated with expansive soils. Environmental Justice, Housing Element, and Safety policy updates would not further affect the City's ability to manage soil quality. Therefore, impacts would be **less than significant**, and no mitigation is required.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

##### 4.7.4.2 Proposed Project Impact Analysis

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>121</sup> Menifee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal HE-1 and HE Policy 1.2. Additionally, the proposed Project would be subject to the regulatory policies applicable to the Approved Project, which includes the CBC (Title 24, Part 2). Future development facilitated by the proposed Project would also be required to complete geotechnical investigations consistent with Menifee Municipal Code Sections 9.190 and 8.26.070. Environmental Justice and Safety element

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<sup>121</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

updates would not further affect the City's efforts to ensure potential soil expansion would not result in substantial risk to life and/or property. Therefore, in the same manner as the Approved Project, the proposed Project would result in **less than significant impacts**, and no new or more severe environmental impacts related to expansive soil would occur.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.7.5 Threshold E: Would the proposed Project 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? (GP EIR Impact 5.6-6 and HEU EIR Impact 4.7-5)**

##### **4.7.5.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** Meniffee is in the wastewater treatment service area of the Eastern Municipal Water District. The Riverside County Department of Environmental Health would require new developments in the General Plan buildout where use of septic tanks would be permitted to conduct percolation tests before installation of septic systems. This requirement is to verify that water would percolate into soil under the site at an adequate rate for the septic system to function. Septic systems are required to comply with the California Plumbing Code (California Code of Regulations, Title 24, Part 5). The General Plan's expansion of the EDC would permit development of fewer residential units in the proposed General Plan. This would slightly reduce the number of permitted residential units that would be allowed to use septic tanks. The GP EIR concluded that the General Plan component of the Approved Project impacts would be **less than significant**.<sup>122</sup>

**Meniffee Housing Element Update EIR.** The Approved HEU component does not propose direct development within Meniffee. Future project-specific housing development would be in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, **no impact** would occur, and no mitigation is required.<sup>123</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the GP EIR and HEU EIR for the Approved Project.

##### **4.7.5.2 Proposed Project Impact Analysis**

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. Future development facilitated under the proposed Project must adhere to the California Plumbing Code (California Code of Regulations, Title 24, Part 5) and would be required by the Riverside County Department of Environmental Health to verify that water would percolate into soil at an adequate rate in areas where municipal sewer service is not available. Therefore, in the same manner as the Approved Project, the proposed

<sup>122</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.6-30. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1106/Ch-05-06-GEO?bidId=>.

<sup>123</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.7-17. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

Project would result in **less than significant impacts** related to soils incapable of supporting septic systems, and no new or more severe environmental impacts would occur.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.7.6 Threshold F: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (GP EIR Impact 5.5-1 through 5.5-3 HEU EIR Impact 4.7-6)**

##### **4.7.6.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** See Section 4.5, Threshold B, Cultural Resources. The potential to uncover undiscovered archeological and paleontological resources in Menifee is high. Implementation of **Mitigation Measures GP EIR 5-1 through GP EIR 5-4** were found to be required. Impacts would **less than significant with mitigation incorporated**. Impacts would be the same under the Expanded EDC Scenario.<sup>124</sup>

**Menifee Housing Element Update EIR.** See Section 4.5, Threshold B, Cultural Resources. Future development facilitated by the Project has the potential to impact paleontological resources directly or indirectly through ground-disturbing activities during construction as it was determined in the HEU EIR that Menifee contains multiple locations with high likeliness to house paleontologically significant artifacts and resources. Therefore, the undeveloped candidate housing sites, or sites with substantial portions undeveloped, also have potential to contain archaeological resources. Goal HE-1, Policy HE 1.7 would also reduce impacts of potential impacts.

**Mitigation Measure HEU CUL-2**, as prescribed in the HEU EIR, would require the preparation of an archaeological survey, where deemed necessary by the City. General Plan Exhibit OSC-4 of the Menifee GP Open Space and Conservation Element shows that the majority of the city contains land designated as high paleontological sensitivity. However, the Project does not directly propose development of housing units on these lands or the modification of these lands. Future development facilitated by the Project would be required to comply with federal, State, and local regulations regarding the management and assessment of paleontological risks and impacts.

Implementation of **Mitigation Measure HEU GEO-1** would further reduce the risk of detrimental effects on paleontological resources through implementation of the Approved Project. Environmental Justice, Housing Element, and Safety policy updates would not further affect the City's ability to manage unique geological features and paleontological resources. Therefore, **impacts would be less than significant with mitigation incorporated**.<sup>125</sup>

<sup>124</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.6-15 through 5.6.17. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1106/Ch-05-06-GEO?bidId=>

<sup>125</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.7-17. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>



**Approved Project Mitigation Measures.** Mitigation Measures GP EIR 5-1 through GP EIR 5-4 are required for the Approved General Plan component. The HEU component requires **HEU EIR CUL-2** and **HEU EIR GEO-1** (see above Section 4.5: Cultural Resources).

**HEU EIR GEO-1** Applications for future development consistent with the Project, where the City has determined a potential for impacts to paleontological resources, shall be required to comply with the following mitigation framework:

1. **Retain a Qualified Project Paleontologist.** Prior to ground disturbing activities, the Applicant shall retain a qualified Project Paleontologist, defined as a paleontologist who meets the Society of Vertebrate Paleontology standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources.
2. **Paleontological Monitoring and Compliance Program.** After design of the housing development has been finalized to determine the precise extent and location of ground disturbing activities, and prior to ground disturbing activities, the Project Paleontologist shall prepare a Paleontological Monitoring and Compliance Program to be implemented during the ground disturbing activities. The Program shall be prepared in accordance with the standards set forth by current Society of Vertebrate Paleontology guidelines (2010). Prior to ground disturbing activities, the Program shall be provided to the City. Ground disturbing activities where paleontological sensitivity has been identified shall be monitored full-time by a qualified paleontological monitor during initial ground disturbing activities. The Program shall be supervised by the Project Paleontologist in coordination with the City. The duration and timing of the monitoring shall be determined by the Project Paleontologist. If the Project Paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend to the City that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated, if reduction or suspension would need to be reconsidered by the Project Paleontologist. The Program shall outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications.
3. **Salvage of Fossils.** If fossils are discovered, the Project Paleontologist or paleontological monitor shall recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist shall have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.



4. **Preparation and Curation of Recovered Fossils.** Once salvaged, the City shall ensure that significant fossils are identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the San Diego County Natural History Museum), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Project Paleontologist. Field collection and preparation of fossil specimens shall be performed by the Project Paleontologist with further preparation as needed by an accredited museum repository institution at the time of curation.
5. **Final Paleontological Monitoring and Compliance Report.** Upon completion of ground disturbing activities (and curation of fossils, if necessary) the Project Paleontologist shall prepare a Final Paleontological Monitoring and Compliance Report outlining the results of the Paleontological Monitoring and Compliance Program. The report shall be provided to the City and shall include discussion of the location, duration, and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

#### 4.7.6.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot.

Similar to the Approved Project, the proposed Project would be subject to Goal HE-1, Policy HE 1.7 and Policy OSC-5.1. Exhibit OSC-4 of the General Plan shows high sensitivity for paleontological resources in the northern portion of the proposed Project site.<sup>126</sup> Thus, similar to the Approved Project, future development as a result of the proposed Project has a high potential of uncovering paleontological resources

The proposed Project would implement **Mitigation Measures GP EIR CUL 5-1 through 5-5** of the GP EIR, and **Mitigation Measures HEU EIR CUL-2 and HEU EIR GEO-1** to ensure paleontological resources are managed in accordance with CEQA Guidelines. Therefore, in a similar manner as the Approved Project, the proposed Project would result in **less than significant impacts with mitigation**, and no new or more severe environmental impacts to paleontological resources would occur.

**Proposed Project Mitigation Measures.** Implementation of **Mitigation Measures GP EIR CUL 5-1 through 5-5** of the GP EIR, and **HEU EIR CUL-2 and HEU EIR GEO-1**. No new mitigation measures are required as a result of the proposed Project.

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<sup>126</sup> The Planning Center, DC&E. 2013. City of Menifee General Plan. Open Space and Conservation Element. Exhibit OSC-4: Paleologic Resource Sensitivity. August. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1085/ExhibitOSC-4\\_Paleologic\\_Resource\\_Sensitivity\\_HD0913?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1085/ExhibitOSC-4_Paleologic_Resource_Sensitivity_HD0913?bidId=) (accessed June 16, 2022).

## 4.8 GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project 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"/>
b. Would the proposed Project 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"/>

The information in this section for the proposed Project is derived from the Air Quality and Greenhouse Gas Emissions Analysis for the Meniffee General Plan Amendment (AQ/GHG Memorandum) prepared by LSA Associates, Inc. May 2022 (Appendix A).

### 4.8.1 Threshold A: Would the proposed Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (GP EIR Impact 5.7-1 and HEU EIR Impact 4.8-1)

and

**Threshold B; Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? (GP EIR Impact 5.7-2 and HEU EIR Impact 4.8-2)**

The analysis presented below applies to both Threshold A and Threshold B of Section 4.8.

#### 4.8.1.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** At the time of the certification of the General Plan, the City of Meniffee had not yet adopted a qualified greenhouse gas (GHG) reduction plan. However, the California Air Resources Board adopted the 2008 Scoping Plan to identify statewide strategies to achieve the GHG reduction targets of Assembly Bill (AB) 32, and the Southern California Association of Governments (SCAG) adopted the 2012 Regional Transportation Plan/Sustainable Communities Strategy to achieve the local passenger vehicle per capita GHG reduction targets of Senate Bill 375.<sup>127</sup> The General Plan had developed a Greenhouse Gas Reduction Policy and Implementation Strategies (Table 5.7-9 of the General Plan Final Environmental Impact Report [GP EIR]) and was determined to be consistent with Scoping Plan.

However, shown in Table 5.7-8 of the GP EIR, GHG emissions with reduction measures incorporated in the City under the General Plan buildout with Expanded EDC would not meet the efficiency

<sup>127</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.7-15 through 5.7.18. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1107/Ch-05-07-GHG?bidId=>.

threshold of 4 metric tons of carbon dioxide per year per service population. Thus, the GP EIR determined buildout of the proposed General Plan would result in an increase in GHG emissions compared to existing conditions and would neither meet the AB 32 reduction target nor achieve the long-term GHG reductions goals under Executive Order S-03-05. Mitigation Measure GP EIR 3-1 (see Section 4.3, Air Quality of this Addendum) was recommended along with policies and measures in the GP EIR GHG Table 5.7-9. Even after mitigation and adhering to policies, the General Plan EIR concluded this component of the Approved Project would result in **significant and unavoidable impacts**.<sup>128</sup>

**Menifee Housing Element Update.** The Housing Element Update (HEU) component does not include physical alterations to Menifee that could directly create changes to the city's existing air quality or regional air quality. Instead, the Project proposes multiple regulatory changes to the City's General Plan. Determined by the Housing Element Update Final Program Environmental Impact Report (HEU EIR), future housing development facilitated by the Project would result in an increase in GHGs due to increased vehicle miles traveled. Future developments facilitated by the HEU would be required to comply with applicable federal, State and local regulations regarding GHG emissions. This includes policies required by the South Coast Air Quality Management District. Developers would be required to comply with one of five exclusion tiers to avoid significant environmental impacts. Continued compliance with the California Building Code, which includes Title 24, Part 11, would still be required for the future housing developments at the time of project-specific initiation. Thus, making it required for future project-specific residential developments to be consistent with any applicable regulations involving energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. Additionally, additional goals and policies have been proposed for the Menifee General Plan Safety Element for climate change hazards. These include the Goal S-7, Policy S-7.1, Policy S-7.4, and Policy S-7.5, as identified above in Section 4.3.1.1, and Policy S-7.5, identified in Section 4.6.1.1.

The HEU would not directly generate additional GHG emissions within Menifee. The Approved Project was determined to be in accordance with State housing law and general plan laws, as the HEU is designed to be implemented within the framework provided by State law and would therefore not conflict with other established State laws, such as GHG regulations. Adherence to GHG regulations and Menifee General Plan proposed goals and policies would be required for the future development facilitated by the HEU. Thus, impacts from GHG emissions and consistency with applicable plan, policy, or regulations would be **less than significant** without mitigation.<sup>129</sup>

**Approved Project Mitigation Measures.** Mitigation measures were not identified in the certified EIRs for the Approved Project.

<sup>128</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.7-15 through 5.7.18. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1107/Ch-05-07-GHG?bidId=>.

<sup>129</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.8-16 through 4.8-18. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

#### 4.8.1.2 Proposed Project Impact Analysis

Regulations prescribed in Table 5.7-9 of the GP EIR have been updated in accordance with Title 24 and Senate Bill 32 which updated the corresponding polices/regulations in Table 5.7-9 of the GP EIR.

The Proposed Project does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land uses and zoning for subject properties. However, future buildout of the proposed project would exceed GHG standards set forth by the City.

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, plant nursery, and a parking lot. The proposed Project would change the approved mix of land uses related to residential from 10 percent to 20 percent, commercial retail from 10 percent to 30 percent, commercial office from 10 percent to 40 percent, and business park from 70 percent to 10 percent. The Air Quality and Greenhouse Gas Emissions Analysis for the Meniffee General Plan Amendment (AQ/GHG Memorandum) prepared by LSA includes outputs from CalEEMod, a statewide land use emissions model, to quantify potential GHG emissions from the buildout of the proposed Project. Tables 4.8.A and 4.8.B include the metric ton-per-year output of mobile source GHG emissions of both the Approved Project land uses and proposed Project land uses.

**Table 4.8.A: Mobile Source Greenhouse Gas Emissions – Existing Uses**

Category	GHG Emissions, MT/yr		
	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> e
Area Sources	20	<1	20
Energy Sources	15,971	1	16,055
Mobile Sources	138,896	7	141,055
Waste Sources	1,545	91	3,828
Water Sources	5,218	45	6,663
<b>Total GHG Emissions</b>	<b>161,650</b>	<b>144</b>	<b>167,621</b>

Source: Source: Air Quality and Greenhouse Gas Emissions Analysis for the Meniffee General Plan Amendment. Table H. (LSA Associates, Inc. 2022) (Appendix A).

GHG = greenhouse gas

MT/yr = metric ton(s) per year

CO<sub>2</sub> = carbon dioxide

CH<sub>4</sub> = methane

CO<sub>2</sub>e = carbon dioxide equivalent

**Table 4.8.B: Mobile Source Greenhouse Gas Emissions – Proposed Uses**

Category	GHG Emissions, MT/yr		
	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> e
Area Sources	40	<1	41
Energy Sources	14,816	1	14,895
Mobile Sources	129,556	6	131,581
Waste Sources	1,343	79	3,327
Water Sources	3,869	33	4,939

<b>Total GHG Emissions</b>	<b>149,623</b>	<b>120</b>	<b>154,782</b>
<b>Emissions Differences from the Existing Uses</b>	<b>-12,028</b>	<b>-24</b>	<b>-12,839</b>

Source: Source: Source: Air Quality and Greenhouse Gas Emissions Analysis for the Menifee General Plan Amendment. Table I. (LSA Associates, Inc. 2022) (Appendix A).

GHG = greenhouse gas

MT/yr = metric ton(s) per year

CO<sub>2</sub> = carbon dioxide

CH<sub>4</sub> = methane

CO<sub>2</sub>e = carbon dioxide equivalent

CalEEMod output shows that the proposed Project would have fewer GHG emissions compared to the Approved Project. This is due primarily to the anticipated reduced trip generation that would result from the proposed amendment to the mix of land uses within the EDC (refer to Section 4.17 below and Tables 2.A, 2.B, and 2.C in Section 2.1 above). These GHGs include carbon dioxide and methane. The proposed Project would have fewer air quality emissions relating to long-term regional operational emissions and mobile source GHG emissions compared to the Approved Project but would still have significant and unavoidable impact with the full buildout of the proposed Project.

There is a current imbalance of the jobs-to-housing ratio such that Menifee sees a significant net outflow of workers commuting to work locations in other communities.<sup>130</sup> The Menifee office market continues to grow related to population growth in the region, and the vacancy rate is very low at 1.4 percent.<sup>131</sup> The State's population growth has declined -0.4 percent with the Riverside County's population growth at 3 percent, while Menifee's population has grown 18 percent.<sup>132</sup> The South Riverside County Industrial Submarket has approximately 1.7 million square feet (sf) of flex industrial inventory, with Menifee having approximately 2,400 sf of this share. Workers who live in Menifee are primarily employed in the health care, accommodation/food service, education, retail trade, and construction sectors<sup>133</sup> and approximately 50 percent of these residents work in office-related industries<sup>134</sup> while 53 percent of employees [from other communities] who work in Menifee work in office-related industries. Thus, the proposed Project would provide a balance of jobs to residents of Menifee through the proposed increase of residential dwelling units and commercial retail/commercial office development potential. A balanced jobs-to-housing ratio contributes to the reduction in regional vehicle miles traveled and GHG emissions that are identified in the SCAG Regional Transportation Plan and the Air Quality Management Plan. Additionally, Menifee's shortest drive times include uses along the freeway corridor in the EDC-CC.<sup>135</sup>

With the proposed Project increasing commercial retail and commercial office uses in conjunction with residential development potential by converting 533.87 acres of EDC-SG to EDC-CC (refer to Tables 2.A, 2.B, and 2.C in Section 2.1 above), the project is contributing toward a balanced jobs-to-housing ratio in the city so that residents would have a reduced commute distance to work. A

<sup>130</sup> Kosmont Companies. *City of Menifee Office Market Analyses*. p. 14. August 2022.

<sup>131</sup> Ibid. p. 20.

<sup>132</sup> Ibid. p. 10.

<sup>133</sup> Ibid. pp. 6, 13, and 16.

<sup>134</sup> Ibid. pp. 16.

<sup>135</sup> Ibid. pp. 8.

balanced jobs-to-housing ratio contributes to the reduction in regional vehicle miles traveled and GHG emissions, resulting in reduced GHG emissions under the proposed Project.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>136</sup> Meniffee Housing Element Update, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These goals and policies include Goal S-7, Policy S-7.1, Policy S-7.4, Policy S-7.5. Furthermore, the proposed Project would implement **Mitigation Measure GP EIR 3-1** (See Section 4.3 Air Quality of this Addendum), which was prescribed in conjunction with compliance with Title 24 and Senate Bill 32, which replace the measure in GP EIR GHG Table 5.7-9. Although implementation of the proposed Project would result in fewer GHG emissions than identified in the Approved Project, the proposed Project would result in **significant and unavoidable impacts** from emissions of GHG and conflict with applicable plans adopted to reduce GHG emissions even after mitigation and adherence to policies. Nevertheless, GHG impacts from the proposed Project would not be new or more severe than those identified under the Approved project.

**Proposed Project Mitigation Measures.** Implementation of **GP EIR Mitigation Measure 3-1**. No new modified Project-specific mitigation is required.

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<sup>136</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

## 4.9 HAZARDS AND HAZARDOUS MATERIALS

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the proposed Project 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"/>
d. Would the proposed Project Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the Project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the proposed Project 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"/>
g. Would the proposed Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.9.1 Threshold A: Would the proposed Project create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials? (GP EIR Impact 5.8-1 and HEU Impact 4.9-1)

#### 4.9.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The (GP EIR) determined that the buildout of the General Plan would increase the frequency of transport, use, and disposal of hazardous materials within Menifee, especially with the expansion of the Economic Development Corridor (EDC) land use in Menifee near



Interstate 215 (I-215). However, it is assumed that future projects as result of the General Plan would comply with current federal and State regulations, City ordinances, and proposed General Plan policies. These policies and ordinances would regulate the handling of hazardous substances to reduce potential releases of hazard materials and exposure to the public.

Future developments facilitated by the General Plan would be regulated at the local, State, and federal level and are subject to investigation. Compliance with the Resource Conservation & Recovery Act (RCRA), Comprehensive Environmental Response, Compensation & Liability Act (CERCLA), and California Code of Regulations, Title 22 would reduce any potential impacts caused by hazardous substance contamination.

Safety policies listed in GP EIR Chapter 5.8 give substantial consideration to the reduction of hazardous materials contamination. These policies are detailed in the General Plan Safety Element. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not expose the public to the release of hazardous materials. Impacts would be **less than significant**.<sup>137</sup>

**Meniffee Housing Element Update EIR.** The Approved Housing Element Update (HEU) component does not propose construction or other development. Demolition and construction activities associated with future housing development facilitated by the Meniffee General Plan and the 2021–2029 Housing Element Update (Approved Project) could require transport of hazardous materials. However, future HEU developments are subject to compliance with handling measures required by the City during construction and operational phases. Therefore, adoption of the Meniffee HEU would not physically impact the environment. Future housing development facilitated by buildout of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.

Policy updates associated with the updated elements would not further affect the City’s ability to manage hazardous material discharges. Therefore, impacts **would be less than significant**.<sup>138</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee Housing Element Update EIR (HEU EIR).

#### 4.9.1.2 Proposed Project Impact Analysis

The proposed Project consists of a City initiated GPA to amend the General Plan Land Use Map for 533.87 acres of land from Economic Development Corridor – Southern Gateway (EDC-SG) to Economic Development Corridor – Community Core (EDC-CC) land use designation in the southern portion of the City and update the definition of the Business Park (BP) land use designation. The

<sup>137</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-29. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

<sup>138</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.9-14. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

proposed project would prohibit distribution warehouses in the Project area, which could reduce the frequency of transporting hazardous materials. Future development facilitated by the proposed Project would be on parcels that are within the Approved Project boundary; as such, the hazardous materials impact analysis presented in the Approved Project encompasses the proposed Project site.

Future development under the proposed Project would be subject to the same federal, State, and local regulations applicable to the Approved Project to regulate hazardous materials and reduce potential releases into the environment. These regulations include compliance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), and Title 8 and Title 22 of the California Code of Regulations. Any site-specific remediation would occur in accordance with the standards of the regulatory agency with regional jurisdiction over the specific materials released. Therefore, in a similar manner as the Approved Project, impacts to the public through the routine transport, use, or disposal of hazardous materials from implementation of the proposed Project would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning routine transport, use, or disposal of hazardous materials than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No Mitigation is required.

#### **4.9.2 Threshold B: Would the proposed Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (GP EIR Impact 5.8-1 and HEU Impact 4.9-1)**

##### **4.9.2.1 Approved Project Impact Analysis**

The GP EIR and the HEU EIR analyzed this threshold under Threshold A and concluded that the Approved Project would have **less than significant impacts**.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

##### **4.9.2.2 Proposed Project Impact Analysis**

The same analysis holds here as for Threshold A.

Future development under the proposed Project would be subject to the same federal, State, and local regulations applicable to the Approved Project to regulate hazardous materials and reduce potential releases into the environment. These regulations include compliance with the CERCLA, RCRA, and Title 8 and Title 22 of the California Code of Regulations. Any site-specific remediation would occur in accordance with the standards of the regulatory agency with regional jurisdiction over the specific materials released. Therefore, in a similar manner as the Approved Project, impacts to the public through the routine transport, use, or disposal of hazardous materials from implementation of the proposed Project would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning the release of hazardous materials than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

**4.9.3 Threshold C: Would the proposed Project emit hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (GP EIR Impact 5.8-1 and HEU Impact 4.9-3)**

**4.9.3.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** The GP EIR identified that none of the existing public K–12 schools in Meniffee is within 0.25 mile of I-215, which has a higher risk of exposing the public through the transport of toxic materials. Future developments facilitated by the General Plan buildout would be regulated at the local, State, and federal level and are subject to investigation. Compliance with the RCRA, CERCLA, and California Code of Regulations, Title 22 would reduce any potential impacts caused by hazardous substance contamination. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not expose schools to the release of hazardous materials. Impacts would be **less than significant**.<sup>139</sup>

**Meniffee Housing Element Update EIR.** The HEU EIR identified more than 15 schools within Meniffee. The HEU would facilitate future development of 8,696 dwelling units in Meniffee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Meniffee Housing Element Update would not physically expose schools to hazardous materials. Future housing development facilitated by build-out of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.<sup>140</sup>

Any future housing development facilitated by the HEU component would need to adhere to mandatory requirements and regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and RCRA regulations would reduce potential impacts associated with the accidental release of hazardous materials. As a result, future housing development facilitated by the Project would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Policy updates associated with environmental justice, Housing Element, and the Safety Element would not further affect the City's ability to manage hazardous material discharges. Therefore, **impacts would be less than significant**.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

<sup>139</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-29. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

<sup>140</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.9-15. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

#### 4.9.3.2 Proposed Project Impact Analysis

The proposed Project consists of a City initiated General Plan Amendment to amend the General Plan Land Use Map for 533.87 acres of land from EDC-SG to EDC-CC land use designation in the southern portion of the City and update the definition of the Business Park (BP) land use designation. Future development facilitated by the proposed Project would be on parcels that are within the Approved Project boundary; as such, the hazardous materials impact analysis presented in the GP EIR and HEU EIR encompasses the proposed Project site. The proposed project would prohibit distribution warehouses in the Project area, which could reduce the frequency of transporting hazardous materials. Furthermore, none of the existing public K–12 schools in Menifee are within 0.25 mile of I-215, thus reducing the risk of exposing occupants of school campuses to hazardous materials through transport of such materials.

Future development under the proposed Project would be subject to the same federal, State, and local regulations applicable to the Approved Project to regulate hazardous materials and reduce potential exposure to schools. The transport, use, and storage of hazardous materials during construction, operation, and occupation of site-specific projects implemented under the proposed Project would be regulated by the Riverside County Fire Department and the California Occupational Safety and Health Administration. The United States Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines. Any site-specific remediation would occur in accordance with the standards of the regulatory agency with regional jurisdiction over the specific materials released. Therefore, in a similar manner as the Approved Project, impacts from hazardous materials transported, utilized, or disposed within one-quarter mile of a school from implementation of the proposed Project would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning hazardous materials within one-quarter mile of a school than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.9.4 Threshold D: Would the proposed Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? (GP EIR Impact 5.8-2 and HEU Impact 4.9-4)

##### 4.9.4.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The GP EIR identified that Menifee encompasses an area that includes historical releases of hazardous substances to the environment and is undergoing environmental investigation. At the time of the GP EIR, there were six reported significant hazardous materials sites in the Menifee General Plan area reported by CERCLA and the United States Environmental

Protection Agency. These sites are registered large-quantity hazardous waste generators, or Toxics Release Inventory sites.<sup>141</sup>

Since there are numerous sites undergoing investigation and/or remediation within Menifee, impacts from hazardous substance contamination on or adjacent to future project developments may occur. Future developments of the General Plan may be impacted by hazardous substance contamination remaining from historical operations on a particular site that may pose a significant health risk.

Future developments facilitated by the General Plan would be regulated at the local, State, and federal level and are subject to investigation. Compliance with RCRA, CERCLA, and California Code of Regulations, Title 22 would reduce any potential impacts caused by hazardous substance contamination. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not expose schools to the release of hazardous materials. Impacts would be **less than significant**.<sup>142</sup>

**Menifee Housing Element Update EIR.** The California Department of Toxic Substances Control (DTSC) identified no hazardous waste or substance sites in Menifee pursuant to California Government Code Section 65962.5. However, the HEU EIR conducted a regulatory review of the DTSC Envirostor and State Water Resources Control Board Geotracker websites. It was identified that several regulated facilities, cleanup sites, and sites were undergoing remediation within the city. Like the General Plan component of the Approved Project, future developments facilitated by the HEU would be regulated at the local, state, and federal level and are subject to investigation. Compliance with RCRA, CERCLA, and California Code of Regulations, Title 22 would reduce any potential impacts caused by hazardous substance contamination. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not create a significant hazard of hazardous materials. Impacts would be **less than significant**.<sup>143</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.9.4.2 Proposed Project Impact Analysis

The provisions of California Government Code Section 65962.5 require the State Water Resources Control Board, Department of Toxic Substances Control, California Department of Health Services, and California Department of Resources Recycling and Recovery to submit information to the California Environmental Protection Agency (CalEPA) pertaining to sites that were associated with

<sup>141</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-30. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

<sup>142</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-29. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

<sup>143</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.9-16. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

solid waste disposal, hazardous waste disposal, and or hazardous materials releases. The compilation of hazardous materials release sites that meet criteria specified in Government Code Section 65962.5 is known as the Cortese List.

Based on the California Department of Toxic Substances Control Envirostor Database, there are currently no hazardous materials release sites on the Project site or vicinity that meet the criteria for inclusion on the Cortese List.<sup>144</sup> Future development under the proposed Project would be subject to the same federal, State, and local regulations applicable to the Approved Project to regulate hazardous materials and reduce potential releases into the environment. These regulations include compliance with the CERCLA, RCRA, and Title 8 and Title 22 of the California Code of Regulations. Any site-specific remediation would occur in accordance with the standards of the regulatory agency with regional jurisdiction over the specific materials released. Therefore, in a similar manner as the Approved Project, impacts related to development on a hazardous materials release site included on the Cortese List from implementation of the proposed Project would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning development on sites subject to Government Code Section 65962.5 than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No Mitigation measure is required.

#### **4.9.5 Threshold E: Would the Project be 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? (GP EIR Impact 5.8-3 and HEU Impact 4.9-5)**

##### **4.9.5.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** The EIR identified portions of Menifee to be in airport influence areas for Perris Valley Airport and March Air Reserve Base. As a result of the General Plan buildout, future development plans for projects in the part of Airport Compatibility Zone E for Perris Valley Airport or the parts of Airport Compatibility Zones D or E for March Air Reserve Base in Menifee would be reviewed by the Riverside County Airport Land Use Commission (RCALUC) prior to City approval. If the RCALUC determines that a future development plan is inconsistent with the Airport Land Use Plan, the RCALUC requires the local agency to reconsider its approval. Overruling the RCALUC decision may only occur if a two-thirds vote of its governing board agree that the plan is consistent with Section 21670 of the California Public Utilities Code (California Aeronautics Act).

Future developments facilitated by the General Plan would be regulated by the RCALUC and Federal Aviation Administration. Compliance would reduce any potential safety hazards caused by an airport land use. Upon implementation of these policies and adherence to the Municipal Code, buildout of

<sup>144</sup> California Department of Toxic Substances Control. 2022. Website:  
[https://www.envirostor.dtsc.ca.gov/public/search.asp?page=4&cmd=search&business\\_name=&main\\_street\\_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site\\_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal\\_superfund=&state\\_response=&voluntary\\_cleanup=&scho ol\\_cleanup=&operating=&post\\_closure=&non\\_operating=&corrective\\_action=&tiered\\_permit=&evaluation=&spec\\_prog=&national\\_ priority\\_list=&senate=&congress=&assembly=&critical\\_pol=&business\\_type=&case\\_type=&searchtype=&hwmp\\_site\\_type=&cleanup\\_ type=&ocieerp=&hwmp=False&permitted=&pc\\_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile =&school\\_district=&orderby=city](https://www.envirostor.dtsc.ca.gov/public/search.asp?page=4&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&scho ol_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_ priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_ type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile =&school_district=&orderby=city)



the General Plan would not expose schools to the release of hazardous materials. Impacts would be **less than significant**.<sup>145</sup>

**Menifee Housing Element Update EIR.** The same analysis as above was conducted for the HEU. The HEU would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Menifee Housing Element Update would not physically be impacted by airport land uses. However, future development facilitated by the HEU may be impacted.

Future housing development facilitated by build-out of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. The EIR identified 58 candidate sites within March Air Reserve Base Compatibility Zone E.

Future developments facilitated by the General Plan would be regulated by the RCALUC and the Federal Aviation Administration. Compliance would reduce any potential safety hazards caused by an airport land use. Impacts would be **less than significant**.<sup>146</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.9.5.2 Proposed Project Impact Analysis

The certified EIRs for the Approved Project identified that the March Air Reserve Base and Perris Valley Airport Compatibility Zones are in the northern portion of the city boundaries, just north of Holland Road, with 58 candidate sites within March Air Reserve Base Compatibility Zone E. The proposed Project site is south of Garbani Road, approximately 3 miles south of the nearest airport influence zone.

Future development of the proposed Project would continue to adhere to applicable policies, goals, and zoning development standards set-forth by the GP EIR and HEU EIR. However, there are no project-project specific regulatory compliance required by the RCALUC. Therefore, in a similar manner as the Approved Project, impacts from a safety hazard or noise due to proximity to an airport from implementation of the proposed Project would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning airport hazards than anticipated for the Approved Project.

<sup>145</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-31. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

<sup>146</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.9-16. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.



**Proposed Project Mitigation Measures.** No mitigation is required.

**4.9.6 Threshold F: Would the proposed Project Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (GP EIR Impact 5.8-4 and HEU Impact 4.9-6)**

**4.9.6.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** Buildout of the proposed General Plan would result in some changes to the City's circulation network. However, it would not increase hazards or impact emergency access due to design features of the adopted Riverside County Integrated Plan (RCIP). The RCIP gives design recommendation for broader array of traffic volume conditions and modes to provide appropriate lane capacities within limited right-of-way. The plan also provides detailed information on lane configurations, shoulders, medians, etc.<sup>147</sup> Future projects as a result of the General Plan buildout would comply with design guidelines. Additionally, at full General Plan buildout, development in many parts of Menifee would intensify urban uses in currently undeveloped areas, generating employees and residents. However, implementation of the approved General Plan is not expected to provide inadequate emergency access.

Additionally, the City adopted the Riverside County Operational Area Emergency Operations Plan (EOP) in 2006. The EOP organizes the roles of agencies in emergency preparedness, emergency response, and hazard mitigation. The County of Riverside Local Hazard Mitigation Plan, adopted in 2004, identifies and assess local hazards to mitigate potential risks to people and property from natural and man-made hazards, including wildfires. Implementation of the proposed General Plan would be consistent with the EOP and Local Hazard Mitigation Plan's emergency evacuation routes and would not interfere with the operations of emergency response agencies.

Safety policies referenced in GP EIR Chapter 5.8 give substantial consideration to the public's emergency safety within Menifee. These policies are detailed in the General Plan Safety Element. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not substantially conflict with emergency plans in Menifee. Impacts would be **less than significant**.<sup>148</sup>

**Menifee Housing Element Update EIR.** The City of Menifee created its own Local Hazard Mitigation Plan (LHMP) in 2015. The LHMP included policies to reduce the risk of impacts as a result of wildfires. The Menifee HEU included an update to the Safety Element to incorporate LHMP mitigation policies into the Menifee General Plan. The HEU would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Menifee HEU would not physically impact emergency plans. Future housing development facilitated

<sup>147</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.16-49. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1116/Ch-05-16-T?bidId=>.

<sup>148</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.9-31 and 5.9-39. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

by buildout of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. The Impacts would be **less than significant**.<sup>149</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.9.6.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot and the proposed Project would facilitate development of vacant/undeveloped land. In the same manner as the Approved Project, future development applications submitted to the City under the proposed Project would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluations pursuant to CEQA and the goals and policies listed in General Plan EIR Chapter 5.8 and HEU EIR to ensure projects would not conflict with the LHMP and EOP in effect at the time of the proposed development. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning conflict with emergency response or evacuation plans than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.9.7 Threshold G: Would the proposed Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (GP EIR Impact 5.8-5 and HEU Impact 4.9-7)

##### 4.9.7.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** A large percentage of Menifee's area is designated part of Moderate, High, and Very High Fire Hazard Severity Zones. The GP EIR determined that the General Plan would designate areas for development adjacent to areas that would be designated to open space. Additionally, future development as a result of the General Plan buildout would be reviewed in a project-specific basis to ensure the compliance of building, planning and landscaping requirements along with complying with State fire codes. These codes include sections on fire-resistant construction material requirements based on building use and occupancy.

Safety policies referenced in GP EIR Chapter 5.8 give substantial consideration to the mitigation and response measures for fire impacts in Menifee. These policies are detailed in the General Plan Safety Element. Upon implementation of these policies and adherence to the Municipal Code, buildout of

<sup>149</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.9-17. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>

the General Plan would not have substantial wildfire impacts in Menifee. Wildfire impacts would be **less than significant**.<sup>150</sup>

**Housing Element Update EIR.** The HEU EIR identified one candidate site to be within a Very High Fire Hazard Severity Zone. Future housing development facilitated by build-out of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses regarding wildfires. The following updated goals and policies of the Housing Element would ensure impacts from emergencies related to fire hazards remain **less than significant**.<sup>151</sup>

- 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. Ensure all new development and/or redevelopment in the LRA and VHFHSZ will comply with the California Fire Code (CFC) and California Building Code (CBC). All new development within the LRA Very High Fire zone will comply with Chapter 49 of the California Fire Code and Chapter 7A of the California Building Code.
- S-4.5** Coordinate with Cal Fire to ensure that Fire Hazard Severity Zone mapping is up to date. S-4.7: Encourage multi-family housing, group homes, or other community housing in SRAs, LRAs, or VHFHSZs to develop a policy to create emergency evacuation or shelter in place plans.
- S-4.7** Encourage multi-family housing group homes, or other community housing in SRAs, LRAs, or VHFHSZs to develop a policy to create emergency evacuation or shelter in place plan.
- S-4.8** When feasible locate new essential public facilities outside of high fire risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in a state responsibility area or very high fire hazard severity zone.
- S-4.9** Ensure all new development and/or redevelopment within the SRA will comply with the Board of Forestry and Fire Protection Fire Safe Regulations. All new development within the SRA will comply with all provisions of Title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire

<sup>150</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-32. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

<sup>151</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-11. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

Hazard Reduction Around Buildings and Structures Regulations) for SRAs and VHFHSZs.

- S-4.10** Ensure all new residential development as well as all new development and redevelopment within the LRA and VHFHSZ will comply with the most current version of the California Building Codes and California Fire Code.
- S-4.11** When feasible, the City will minimize all new residential, commercial, and industrial development in the VFHSZ.
- S-4.12** All new development located in the LRA VHFHSZ shall be required to provide a sites specific Fire Protection Plan (FPP) and a Fuel Modification Plan that address fuel modification or incorporate open space and other defensible space areas, as well as multiple points of ingress and egress before approval.
- S-4.13** All new development within the LRA VHFHSZ shall be responsible for long-term maintenance of fire reduction projects; including but not limited to, a roadside fuel reduction plan (including private/public road clearance), defensible space clearances (including fuel breaks) around structures, subdivisions, and other development in the VHFHSZ.
- S-4.14** All new parcel maps and tentative maps in the LRA, SRA, and VHFHSZ shall provide two points of access to the project in conformance with the California Building Code and California Fire Code and CA GC 65302 (g)(5). Approval of parcel maps and tentative maps in LRA's, SRAs or VHFHSZs is conditional based on meeting the SRA Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access. (See Gov. Code, Section 66474.02.).
- S-4.15** When feasible, the City will prepare a survey of existing non-conforming developments to identify all existing developments within the City that do not provide two points of access/ evacuation routes and identify measures or improvement plans to address opportunities to improve access. Where no additional access opportunities exist, the City and Fire Department should identify a plan for emergency operations in fire/emergency events.
- S-4.16** The City and Fire District shall develop a policy or program promoting public outreach about defensible space and evacuation routes. The City and Fire District shall include specific plans to reach at-risk populations.
- S-4.17** The City should ensure that all new development has adequate water, sewer, and fire protection consistent with the most current California Building Code and California Fire Code and will comply with the Board of Forestry and Fire Protection Fire Safe Regulations.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

#### 4.9.7.2 Proposed Project Impact Analysis

Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the impact analysis related to fire hazards presented in the GP EIR and HEU EIR has considered the proposed Project site. The Approved Project analysis identified that the City has a large percentage of area designated Moderate, High, and Very High Fire Hazard Severity Zone (VHFHSZ). The proposed Project is not within a VHFHSZ but is adjacent to one on Sherman Road (east of the Project site).<sup>152</sup>

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot and the proposed Project would facilitate development of vacant/undeveloped land. In the same manner as the Approved Project, future development applications submitted to the City under the proposed Project would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluations pursuant to CEQA and the goals and policies listed in General Plan EIR Chapter 5.8 and HEU EIR to ensure projects would be sited, designed, constructed, and operated in manners that would reduce risks from wildfire. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning wildfire risks than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

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<sup>152</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-11. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

## 4.10 HYDROLOGY AND WATER QUALITY

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project 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"/>
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 that would: (i) result in substantial erosion or siltation onsite or offsite? (ii) substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite? (iii) create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the Project be located 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"/>
e. Would the proposed Project 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"/>

### 4.10.1 Threshold A: Would the proposed Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (GP EIR Impact 5.9-4 and HEU EIR Impact 4.10-1)

#### 4.10.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The General Plan Final Environmental Impact Report (GP EIR) identified that construction and operation of individual projects as a result of the General Plan buildout would generate pollutants, as development in many parts of Menifee would intensify urban uses in currently undeveloped areas. Portions of Menifee that are currently vacant land or farmland would be developed with a mix of residential, commercial, industrial, and institutional uses. Project-specific

Water Quality Management Plans (WQMPs) were not developed at this time. WQMPs would be prepared at the time of project application for future projects facilitated by the General Plan. Project-specific WQMPs would be designed to support or enhance the regional best management practices (BMP) and efforts implemented by the City.

Open Space and Conservation policies listed in GP EIR Chapter 5.9 give substantial consideration to the water quality within the City. These policies are detailed in the General Plan Open Space and Conservation Element (OSC-7). Upon implementation of these policies and adherence to the Municipal Code, build-out of the General Plan would not substantially degrade water quality. Water quality impacts would be **less than significant**.<sup>153</sup>

**Menifee Housing Element Update EIR.** The HEU would facilitate future development of 8,696 dwelling units in the City through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Menifee HEU would not physically impact water quality.

However, all future housing development projects facilitated by the HEU are required to comply with the National Pollutant Discharge Elimination System General Construction Permit and the hydrology and water quality goals and policies of the Menifee General Plan and the Menifee Municipal Code. All requirements include the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to obtain grading and building permits. Future project applicants shall prepare a preliminary WQMP if any future housing development would create more than 10,000 square feet of impervious surfaces. The WQMP should further identify Low Impact Development (LID) treatment, source control BMPs, and treatment control BMPs. All requirements would be fulfilled with the implementation of Housing Element Update Final Program Environmental Impact Report (HEU EIR) **Mitigation Measures HEU EIR HYD-1 and HEU EIR HYD-2**.

Future housing development facilitated by buildout of the Menifee Housing Element Update would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.

Updated HEU Goal HE-1 and HE Policy 1.1, identified above in Section 4.1.1.1, and HE Policy 1,2, identified above in Section 4.1.3.1, and Policies S-3.6 and S-3.7, identified in Section 4.7.1.1, would maintain any potential impacts to a level of **less than significant with mitigation incorporated**.<sup>154</sup>

#### **Safety Element Update Goals and Policies.**

<sup>153</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.9-20. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=>.

<sup>154</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.10-12 through 4.10-16. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.



**Approved Project Mitigation Measures.** Mitigation Measures HEU EIR HYD-1 and HEU EIR HYD-2 were identified in the HEU EIR for the Approved Project. No mitigation measures were found in the GP EIR.

**HEU EIR HYD-1** Future project applicants shall comply with applicable construction water quality regulations including the NPDES General Construction Permit, which shall be obtained from the Regional Water Quality Control Board prior to issuance of any grading permits. This process requires that the applicant submit Permit Registration Documents prior to commencement of construction activities in the Storm Water Multiple Application and Report Tracking System (SMARTS). PRDs consist of the NOI, Risk Assessment, Post-Construction Calculations, a Site Map, the SWPPP, a signed certification statement by the Legally Responsible Person, and the first annual fee. The required SWPPP must identify specific actions and BMPs to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, contingency measures, responsible parties, and applicable contacts. The SWPPP would include but not be limited to the following elements:

- Comply with the requirements of the State of California's most current Construction Stormwater Permit.
- Temporary erosion control measures shall be implemented on all disturbed areas.
- Sediment generated during construction and operation activity shall be retained on-site by a system of sediment or detention basins, traps, or other BMPs.
- Construction Contractors shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate discharge of materials to storm drains.
- BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the SARWQCB to determine adequacy of the measure.
- Prior to the issuance of the first grading permit, future project applicants shall submit construction plans that may include water quality BMPs for approval. The City of Menifee shall ensure that all applicable water quality standards are met before approving the SWPPP.

**HEU EIR HYD-2** Future project applicants shall prepare a Preliminary and Final Project-Specific WQMP for submittal together with all associated development plans which must be approved prior to the issuance of a building or grading permit. These documents shall be prepared in accordance with applicable City General Plan and Municipal

Code guidelines regulations and policies related to hydrology and water quality, including but not limited to the following:

- Site Design BMPs
- Source Control BMPs
- Treatment Control BMPs
- BMP Sizing
- Equivalent Treatment Control Alternatives
- Hydrologic Conditions of Concern (HCOC)

#### 4.10.1.2 Proposed Project Impact Analysis

Future development of the proposed City of Menifee General Plan Amendment and Change of Zone Addendum Project (Project) would be on parcels that are within the Menifee General Plan and the 2021–2029 Housing Element Update (Approved Project) boundary; as such, the hydrology and water impact analysis presented in the Approved Project has considered the hydrology and water quality of the proposed Project site.

The majority of the project Site is currently vacant land that would be developed with a mix of residential, commercial retail, commercial office, and business park uses as a result of the proposed Project. Future development facilitated by implementation of the proposed Project would be subject to compliance with land use policies listed in GP EIR Chapter 5.9, which give substantial consideration to flood hazards and natural landforms. These goals and policies are detailed in the General Plan Open Space and Conservation Element (OSC-3) and Safety Element (S-3). The proposed Project would continue to adhere to applicable goals and policies set-forth by the GP EIR and HEU EIR, as well as **Mitigation Measures HEU EIR HYD-1 and HEU EIR HYD-2**. Additionally, future project applicants within the Project site shall prepare a preliminary WQMP if future development facilitated by the proposed Project would create more than 10,000 square feet of impervious surfaces. The WQMP would further identify LID treatments, source control BMPs, and treatment control BMPs. All requirements would be fulfilled with the implementation of HEU EIR **Mitigation Measures HEU EIR HYD-1 and HEU EIR HYD-2**. Additionally, Goal HE-1, HE Policy 1.1, and HE Policy 1.2 from the Housing Element and Safety Element Updates, as described in Section 4.3.1.1, would reduce any potential impacts to a level of **less than significant with mitigation incorporated**. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning water quality standards, waste discharge requirements, or surface or groundwater quality than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** The proposed Project would implement **Mitigation Measures HEU EIR HYD-1 and HEU EIR HYD-2**. No new mitigation measure needed.

#### 4.10.2 Threshold B: Would the proposed Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (GP EIR 5.9-2 and 4.10-2)

##### 4.10.2.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** The GP EIR identified that, unless designed with impermeable liners and subdrains, future projects as a result of the General Plan, would require infiltration BMPs. These BMPs include pervious pavement and infiltration trenches that require a depth of 10 feet or greater to groundwater to minimize the impacts from stormwater pollutants. No pollutants from future project runoff are expected to reach groundwater. Additionally, no percolation basins or other areas in Meniffee used for intentional recharge of groundwater basins exist.<sup>155</sup>

Open Space and Conservation policies listed in General Plan EIR Chapter 5.9 give substantial consideration to the water quality within Meniffee. These policies are detailed in the General Plan Open Space and Conservation Element (OSC-7). Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not substantially degrade water quality. Groundwater quality impacts are expected to be **less than significant**. Water quality impacts to stormwater and groundwater would be similar under the Expanded EDC Scenario.<sup>156</sup>

**Housing Element Update EIR.** No percolation basins or other areas in Meniffee used for intentional recharge of groundwater basins were identified in the HEU EIR. Thus, it was assumed that future housing development facilitated by the HEU would use the City's existing domestic water supply services. Future housing development facilitated by build-out of the Meniffee HEU would be subject to updated goals, policies, and development standards of the Meniffee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. **No Impact would occur.**<sup>157</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

##### 4.10.2.2 Proposed Project Impact Analysis

Future development facilitated through implementation of the proposed Project would occur on parcels that are within the Approved Project boundary; as such, the GP EIR and HEU EIR for the Approved Project considered hydrology and water quality within the Project site. In the analysis above, it was determined that future development in Meniffee would intensify urban uses on land while converting permeable surfaces to impermeable surfaces. However, future development would not directly decrease groundwater supplies or interfere substantially with groundwater recharge if

<sup>155</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.9-20. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=.](https://www.cityofmeniffee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=)

<sup>156</sup> Ibid.

<sup>157</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.10-16. June. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=.](https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=)

future development implements infiltration BMPs. These BMPs include pervious pavement and infiltration trenches that require a depth of 10 feet or greater to groundwater to minimize the impacts from stormwater pollutants. No pollutants from future project runoff are expected to reach groundwater. Additionally, no percolation basins or other areas in the city used for intentional recharge of groundwater basins exist within the proposed Project site.<sup>158</sup>

In the same manner as the Approved Project, future development applications submitted to the City under the proposed Project would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluations pursuant to CEQA and the goals and policies listed in General Plan EIR Chapter 5.9 and HEU EIR to ensure projects would be sited, designed, constructed, and operated in manners that would minimize reductions to groundwater supplies. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning groundwater supply than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation measures are required.

**4.10.3 Threshold 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 that would: (i) result in substantial erosion or siltation onsite or offsite? (ii) substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite? (iii) create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (iv) impede or redirect flood flows? (GP EIR Impact 5.9-4, HEU EIR Impact 4.10-3, and HEU EIR Impact 4.10-4)**

#### 4.10.3.1 Approved Project Impact Analysis

##### *(i) Substantial erosion or siltation onsite or offsite*

**Menifee General Plan EIR.** Clearing, grading, excavation, and construction activities associated with the General Plan buildout may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particulates in local drainages. Project-specific WQMPs were not developed at this time. WQMPs would be prepared at the time of project application for future projects facilitated by the General Plan. Project-specific WQMPs would be designed to support or enhance the regional BMPs. NPDES compliance would also be required for future projects as a result of General Plan buildout.<sup>159</sup>

Open Space and Conservation policies listed in GP EIR Chapter 5.9 give substantial consideration to the water quality within Menifee. These policies are detailed in the General Plan Open Space and

<sup>158</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.9-20. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=>

<sup>159</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.9-20 through 5.9-23. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=>

Conservation Element (OSC-7). Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not result in substantial erosion or siltation on site or off site. Water quality impacts would be **less than significant**.

**Menifee Housing Element Update EIR.** Future housing development facilitated by the HEU may impact water quality through soil erosion. All future housing development projects would be required to implement **Mitigation Measures HEU HYD-1 and MM HEU HYD-2** to ensure the minimization or elimination of any anticipated and expected pollutants of concern. With implementation of **Mitigation Measures HEU HYD-1 and HEU HYD-2** and compliance with all applicable hydrology and water quality regulatory framework, impacts would be reduced. Future housing development facilitated by buildout of the Menifee HEU would be subject to compliance with mitigation measures, updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.

Additionally, updated Goal HE-1, HE Policy 1.1 HE Policy 1.2, identified above in Section 4.1.1.1 and policies S-3.6 and S-3.7, as identified in Section 4.7.1.1 maintain any potential impacts to a level of **less than significant with mitigation incorporated**.<sup>160</sup>

#### *(ii/iii/iv) Runoff*

**Menifee General Plan EIR.** The GP EIR identified that Menifee consists of permeable surfaces. At full General Plan buildout, development in many parts of Menifee would intensify urban uses in currently undeveloped areas, reducing permeable surface in the city.

The Federal Emergency Management Agency (FEMA) must review future development within the 100-year flood plan to determine if the future project meets the criteria of the National Flood Insurance Program. This also includes the determination if revisions would be needed to FEMA's maps. Future development facilitated by the General Plan would be required to reduce flood risks by doing one or more of the following.<sup>161</sup>

- Grade project building pads above 100-year flood elevations. For areas in 100-year flood zones where detailed hydraulic analyses have not been performed, and thus flood elevations are not known, project-specific hydrologic studies shall determine flood elevations for 100-year flood. This requirement applies to the finish floors of buildings for human occupancy, as well as outdoor areas for use by substantial numbers of people, such as schoolyards and amphitheaters.

<sup>160</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.10-12 through 4.10-16. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>161</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.10-1 through 5.9-21. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=>.

- Implement flood control improvements and obtain a Letter of Map Revision (LOMR) or Letter of Map Change (LOMC) from FEMA based on the flood control improvements. An LOMR or LOMC requires a hydrologic and hydraulic analysis and approval by FEMA.

Open Space and Conservation policies listed in GP EIR Chapter 5.9 give substantial consideration to the water quality within Menifee. These policies are detailed in the General Plan Open Space and Conservation Element (OSC-7). Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not substantially degrade water quality. Groundwater quality impacts are expected to be **less than significant**. Water quality impacts to stormwater and groundwater would be similar under the Expanded EDC Scenario.

**Menifee Housing Element Update EIR.** It was identified that housing development could increase the impervious areas in Menifee. This would result in an increase of surface runoff into the City's storm drainage systems, significantly impact onsite flows, and impede or redirect flood flows.

As mentioned above, all future housing development projects facilitated by the HEU are required to comply with the National Pollutant Discharge Elimination System General Construction Permit and the hydrology and water quality goals and policies of the Menifee General Plan and the Menifee Municipal Code. All requirements include the preparation and implementation of a SWPPP to obtain grading and building permits. Future project applicants shall prepare a preliminary WQMP if any future housing development would create more than 10,000 square feet of impervious surfaces. All requirements would be fulfilled with the implementation of HEU EIR **Mitigation Measures HEU HYD-1 and HEU HYD-2**. Additionally, Municipal Code Section 15.01 would require future projects to adhere to stormwater and urban runoff policies within the city.

Future housing development facilitated by buildout of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.

Additionally, updated Goal HE-1, HE Policy 1.1 and HE Policy 1.2, identified above in Section 4.1.1.1, and policies S-3.6 and S-3.7, as identified in Section 4.7.1.1 maintain any potential impacts to a level of **less than significant with mitigation incorporated**.<sup>162</sup>

**Approved Project Mitigation Measures.** There are no mitigation measures in the GP EIR relevant to hydrology and water quality. **Mitigation Measures HEU HYD-1 and HEU HYD-2** were identified in the HEU EIR (refer above).

#### 4.10.3.2 Proposed Project Impact Analysis

Future development of the proposed City of Menifee General Plan Amendment and Change of Zone Addendum Project (Project) would be on parcels that are within the Menifee General Plan and the

<sup>162</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.10-16 through 4.10-19. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>



2021–2029 Housing Element Update (Approved Project) boundary; as such, the hydrology and water impact analysis presented in the Approved Project has considered the hydrology and water quality of the proposed Project site.

*(i) Substantial erosion or siltation onsite or offsite*

Clearing, grading, excavation, and construction activities associated with the General Plan buildout may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particulates in local drainages. Since WQMPs were not developed for the project-specific sites of the General Plan buildout, WQMPs would be prepared at the time of project application for future projects facilitated by the proposed Project. Accordingly, implementation of **Mitigation Measures HEU HYD-1 and HEU HYD-2** would be required for future development implemented under the proposed Project.

Additionally, the proposed Project would be subject to land use policies listed in GP EIR Chapter 5.9, which give substantial consideration to flood hazards and natural landforms. These goals and policies are detailed in the General Plan Open Space and Conservation Element (OSC-3) and Safety Element (S-3). The proposed Project would continue to adhere to applicable policies, goals, and mitigation measures set forth by the GP EIR and HEU EIR of the Approved Project. Goal HE-1, HE Policy 1.1, and HE Policy 1.2 from the Housing Element and Safety Element updates, as well as **Mitigation Measures HEU HYD-1 and HEU HYD-2**, would reduce potential impacts to a level of **less than significant with mitigation incorporated**. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning erosion or siltation than anticipated for the Approved Project.

*(ii/iii/iv) Runoff*

FEMA must review future development within the 100-year flood plan to determine if the future development implemented under the proposed Project meets the criteria of the National Flood Insurance Program. Figure 5.9-3 of the GP EIR shows that the proposed Project site is not within a FEMA High Risk Area, but portions are within a Riverside County Flood Hazard Zone.<sup>163</sup> Further analysis shows the majority of the east portion of the Project site is within a State Flood Zone while the east portion is within the County Flood Zone.<sup>164</sup> Urban runoff would also increase in Menifee as a result of the buildout facilitated by the proposed Project since the majority of the land within the proposed Project site would be converted from permeable to impermeable surfaces. However, as mentioned above, the hydrological analysis in the GP EIR and HEU EIR for the Approved Project considered the proposed Project site in the runoff analysis. Site-specific WQMPs would be prepared at the time of project application for future projects facilitated by the proposed Project, as prescribed in Mitigation Measures **MM HEU HYD-1 and MM HEU HYD-2**.

<sup>163</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. Figure 5.9-3: Flood Zones. p. 5.9-13. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=1>.

<sup>164</sup> Riverside County Flood Control and Water Conservation District. 2022. *Riverside County Floodplain Map*. Website: <https://content.rcflood.org/floodplainmap/> (accessed July 7, 2022).



Additionally, development under the proposed Project would be subject to compliance with land use policies listed in GP EIR Chapter 5.9, which give substantial consideration to flood hazards and natural landforms. These goals and policies are detailed in the General Plan Open Space and Conservation Element (OSC-3) and Safety Element (S-3). The proposed Project would continue to adhere to applicable policies, goals, and mitigation measures set-forth to reduce stormwater/runoff by the Approved Project components, including the National Pollutant Discharge Elimination System and General Construction Permit, and Municipal Code Section 15.01. Goal HE-1, HE Policy 1.1, and HE Policy 1.2 from the Housing Element and Safety Element updates, as well as **Mitigation Measures HEU HYD-1 and HEU HYD-2**, would reduce potential impacts to a level of **less than significant with mitigation incorporated**. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning drainage, runoff, or flooding than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** The proposed Project would implement **Mitigation Measures HEU EIR HYD-1 and HEU EIR HYD-2**. No new mitigation measures are required.

#### 4.10.4 Threshold D: Would the Project be located in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (GP EIR Impact 5.9-5, GP EIR Impact 5.9-6 and HEU EIR 4.10-5)

##### 4.10.4.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The GP EIR identified that the number of people and structures would increase within the three dam inundation areas as a result of the buildout of the General Plan. However, it was determined that the dams would not collapse or overfill, since the Metropolitan Water District of Southern California is continuously monitoring the dams' infrastructure. Additionally, seiches and mudflows were determined not to be substantial risks in the City from General Plan buildout, as project-specific CEQA review required for projects near inland waterbodies would result in project design features and/or mitigation that would minimize impacts from potential release of pollutants.

Open Space and Conservation policies listed in GP EIR Chapter 5.9 give substantial consideration to water quality within Menifee. These policies are detailed in the General Plan Open Space and Conservation Element (OSC-7). Upon implementation of these policies and adherence to the Municipal Code, impacts from pollutant release as a result of inundation would be **less than significant**. Impacts would be similar under the Expanded EDC Scenario.<sup>165</sup>

**Menifee Housing Element Update EIR.** Candidate housing sites are located within areas depicted on Flood Insurance Rate Maps No. 06065C2060H, 06065C1445H and 06065C2055H (effective August 18, 2014) and Map No. 06065C2062H (effective April 19, 2017). Table 4.10-1 of the HEU EIR identified two candidate sites in Zone A, which is a "High Risk Area" in the 100-year floodplain. Thus, any proposed development within Zone A facilitated by the HEU would be required to comply with Floodplain Management for Non-Coastal Communities regulations (Menifee Municipal Code Section

<sup>165</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.10-18. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=>.

4.2). These regulations ensure that all owned land within flood-prone, mudslide, or flood-related erosion areas would avoid flood hazards that may impact the public. Meniffee Municipal Code Section 4.2 would further reduce potential impacts.

Future housing development facilitated by buildout of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Additionally, updated Goal HE-1, HE Policy 1.1 and HE Policy 1.2, identified above in Section 4.1.1.1, and policies S-3.6 and S-3.7, as identified in Section 4.7.1.1, would ensure impacts from flood hazards remain **less than significant**.<sup>166</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

#### 4.10.4.2 Proposed Project Impact Analysis

GP EIR Figure 5.9-3 shows that the proposed Project site is not within a FEMA High Risk Area but is within a Riverside County Flood Hazard Zone.<sup>167</sup> Further analysis shows the majority of the east portion of the Project site is within a State Flood Zone while the east portion is within the County Flood Zone.<sup>168</sup>

The GP EIR and HEU EIR for the Approved Project included the proposed Project site under its flood analysis and determined impacts to be less than significant. Future development facilitated from implementation of the proposed Project would be required to comply with Floodplain Management for Non-Coastal Communities regulations (Meniffee Municipal Code Section 4.2). In the same manner as the Approved Project, this regulation ensures that all land within flood-prone, mudslide, or flood-related erosion areas under the proposed Project would be developed to avoid flood hazards that may impact the public. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning release of pollutants from inundation in flood hazard areas than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

<sup>166</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.10-12 through 4.10-16. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

<sup>167</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. Figure 5.9-3: Flood Zones. p. 5.9-13. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=>.

<sup>168</sup> Riverside County Flood Control and Water Conservation District. 2022. Riverside County Floodplain Map. Website: <https://content.rcflood.org/floodplainmap/> (accessed July 7, 2022).

#### 4.10.5 Threshold E: Would the proposed Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (GP EIR 5.9-1 Impact and HEU EIR Impact 4.10-6)

##### 4.10.5.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** Refer to the Approved Project discussions presented above for Thresholds A and B. Future projects facilitated through implementation of General Plan buildout would require project-specific water quality assessments and WQMPs while obtaining permits prior to construction to ensure compliance with applicable surface- and ground-water quality management plans.

The Open Space and Conservation policies listed in GP EIR Chapter 5.9 give substantial consideration to water quality within Menifee. These policies are detailed in the General Plan Open Space and Conservation Element (OSC-7). Upon implementation of these policies and adherence to the Municipal Code, build-out of the General Plan would not conflict or obstruct implementation of surface- and/or ground-water quality management plans. Impacts would be **less than significant**.<sup>169</sup>

**Menifee Housing Element Update EIR.** As discussed above for Thresholds A and B, future housing development facilitated by the HEU would be required to include site-specific SWPPPs and WQMPs identifying site specific BMPs in accordance with NPDES permitting. Future housing development facilitated by build-out of the Menifee Housing Element Update would be subject to compliance with updated goals, policies, and development standards of the Menifee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Additionally, updated Goal HE-1, HE Policy 1.1, and HE Policy 1.2 identified above in Section 4.1.1.1 and policies S-3.6 and S-3.7 identified in Section 4.7.1.1 would ensure potential impacts remain **less than significant**.<sup>170</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

##### 4.10.5.2 Proposed Project Impact Analysis

As discussed in Section 4.10 Threshold A and Threshold B, future development facilitated through implementation of the proposed Project would occur on parcels that are within the Approved Project boundary; as such, the hydrology and water impact analysis presented in the GP EIR and HEU EIR for the Approved Project includes programmatically the hydrology and water quality of the proposed Project site.

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<sup>169</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.9-20. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1109/Ch-05-09-HYD?bidId=>.

<sup>170</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.10-12 through 4.10-16. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

Future development implemented under the proposed Project would be subject to compliance with land use policies listed in GP EIR Chapter 5.9, which give substantial consideration to flood hazards and natural landforms. These goals and policies are detailed in the General Plan Open Space and Conservation Element (OSC-3) and Safety Element (S-3). The proposed Project would continue to adhere to applicable goals and policies prescribed in the GP EIR and HEU EIR for the Approved Project. Additionally, future project applicants within the proposed Project site shall prepare a preliminary WQMP if future development facilitated by the proposed Project would create more than 10,000 square feet of impervious surfaces. The WQMP would identify LID treatments, source control BMPs, and treatment control BMPs pursuant to the City's MS4 Permit. Additionally, Goal HE-1, HE Policy 1.1, HE Policy 1.2, S-3.5 and S-3.7 of the HUE would ensure impacts remain **less than significant**. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning conflicts with applicable surface- and/or ground-water quality management plans than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.11 LAND USE AND PLANNING

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project 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"/>

##### 4.11.1 Threshold A: Would the proposed Project physically divide an established community? (GP EIR Impact 5.10-1 and HEU EIR Impact 4.12-1)

###### 4.11.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** At full General Plan buildout, development in many parts of Menifee would implement urban uses in previously-undeveloped areas. Portions of Menifee that are currently vacant land or farmland would be developed with a mix of residential, commercial, industrial, and institutional uses. However, implementation of the Menifee General Plan and the 2021–2029 Housing Element Update (Approved Project) is not expected to physically divide established communities. The GP EIR identified that the Land Use Element outlines specific policies for compatibility that would reduce the amount of conflict between contrasting land uses.

Land use policies referenced in GP EIR Chapter 5.10 give substantial consideration to the preservation and identity of neighborhoods. These policies are detailed in the General Plan's Community Design Element and Land Use Element.<sup>171</sup> Upon implementation of these policies and adherence to the Municipal Code, build out of the General Plan would not divide communities in Menifee. Impacts would be **less than significant**.<sup>172</sup>

**Menifee Housing Element Update EIR.** The HEU would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Menifee HEU would not physically divide communities. The candidate housing sites were found to be scattered throughout the city and are not concentrated in a single area. Future housing development facilitated by build out of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and

<sup>171</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

<sup>172</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.10-4. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1110/Ch-05-10-LU?bidId=>.

compatibility between land uses. Menifee's existing communities would not be divided, and impacts would be **less than significant**.<sup>173</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the HEU EIR.

#### 4.11.1.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped, with the exception of a self-storage facility, a plant nursery, and a parking lot. Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>174</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Future development facilitated by the proposed Project would be subject to the land use element of the City's General Plan, which outlines specific policies for compatibility that would reduce the amount of conflict between contrasting land uses. Additionally, future housing development facilitated by build-out of the proposed Project would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.

As detailed in Section 2.1 above, the proposed Project would increase development potential for residential, commercial retail, and commercial office uses, while reducing business park uses and prohibiting industrial warehousing in the ECD-CC. Through the proposed revisions to the land use mix in the EDC-CC, the proposed project would encourage more inclusive communities by facilitating development of residential uses in proximity to retail and employment centers while reducing the potential for incompatible uses related to warehousing in areas of potential residential occupancy. Thus, similar to the Approved Project, future development as a result of the proposed Project would not physically divide an established community. The proposed Project would not result in new or more severe environmental impacts concerning physical division of an established community than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No Mitigation is required.

<sup>173</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.11-11. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>174</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

#### 4.11.2 Threshold B: Would the proposed Project 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? (GP EIR Impact 5.10-2 and HEU EIR Impact 4.12-2)

##### 4.11.2.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The GP EIR evaluated the General Plan's consistency with various regionally and locally adopted land use plans, policies, and regulations. GP EIR Table 5.10-1 provides an assessment of the Menifee General Plan's relationship to pertinent 2012–2035 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals. Relevant policies from the Menifee General Plan elements are included. The analysis in the table concluded that the General Plan would be consistent with the applicable RTP/SCS goals. Therefore, implementation of the Menifee General Plan would not result in significant land use impacts related to relevant RTP/SCS goals.

Additionally, GP EIR Section 5.4, Biological Resources, describes the compatibility and consistency of the proposed Land Use Plan with the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) and Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). Future development facilitated by the General Plan would not conflict with the Western Riverside MSHCP or SKR HCP. Impacts would be similar under the Expanded EDC Scenario. Thus, impacts were found to be **less than significant**.

**Menifee Housing Element Update EIR.** An evaluation of the General Plan's consistency with various regionally and locally adopted land use plans, policies, and regulations was developed in the HEU EIR. Table 4.11-2 provides an assessment of the Housing Element Update's consistency with SCAG Connect SoCal 2020 RTP/SCS. Table 4.11-3 in the HEU EIR provides an assessment on the HEU's consistency with the City's General Plan. The HEU was also analyzed in accordance with the Housing Crisis Act (Senate Bill 330) which passed in 2019 as a means to provide affordable housing to combat California's housing crisis. The HEU EIR determined that the HEU would be consistent with all applicable land use and planning policies, and regulations and impacts were found to be **less than significant**.<sup>175</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the certified EIRs for the Approved Project.

##### 4.11.2.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped, with the exception of a self-storage facility, a plant nursery, and a parking lot. As detailed in Tables 2.A, 2.B, and 2.C in Section 2.1 above, the proposed Project would convert 533.87 acres of EDC-SG land to EDC-CC, which would result in an amendment to the allowed mix of land uses within the proposed Project site as follows:

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<sup>175</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.11-18. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.



residential from 10 percent to 20 percent; commercial retail from 10 percent to 30 percent; commercial office from 10 percent to 40 percent; and business park from 70 percent to 10 percent.

Table 2.B in Section 2.1 above shows the acreages for the existing and proposed mix of uses in the Project area and is copied again here for reference.

**Table 2.B: Acreages for Existing and Proposed Mix of Land Uses**

Land Use	EDC-SG (Existing)	EDC-CC (Proposed)
Residential	53.387 AC	106.774 AC
Commercial Retail	53.387 AC	160.161 AC
Commercial Office	53.387 AC	213.548 AC
Business Park	373.709 AC	53.387 AC
Total	533.870 AC	533.870 AC

Source: General Plan Land Use Element, pp. 39–40. (City of Menifee, December 2012).

AC = acreage of land

Further, densities for the residential uses and FAR for the non-residential uses were obtained from Exhibit LU-3 of the Land Use Element of the City's General Plan and are based on discussions with City staff. As such, a density of 22 dwelling units/acre was applied for the residential uses and FARs of 0.23, 0.35, and 0.38 were applied for the commercial retail, commercial office, and business park uses, respectively. These densities were multiplied with the respective acreages to obtain the number of projected residential dwelling units and non-residential square footages for the different uses. Table 2.C in Section 2.1 above summarizes the development potential of the existing and proposed land use designations within the Project area and is copied again here for reference.

**Table 2.C: Development Potential for Existing and Proposed Mix of Land Uses**

Land Use	EDC-SG (Existing)	EDC-CC (Proposed)
Residential	1,175 DU	2,349 DU
Commercial Retail	534.87 TSF	1,604.62 TSF
Commercial Office	813.94 TSF	3,255.75 TSF
Business Park	6,185.93 TSF	883.70 TSF

Source: Menifee Code Amendment Project Trip Generation Analysis and Vehicle Miles Traveled Analysis Memorandum. (LSA Associates, Inc. 2022a) (Appendix B).

DU = dwelling units TSF = thousand square feet

As shown in Table 2.C, implementation of the proposed Project would increase the development potential for residential uses by approximately 1,174 dwelling units and also increase the development potential for commercial retail and commercial office respectively by approximately 1,070 thousand square feet and approximately 2,442 thousand square feet.

There is a current imbalance of the jobs-to-housing ratio such that Menifee sees a significant net outflow of workers commuting to work locations in other communities.<sup>176</sup> The Menifee office market continues to grow related to population growth in the region, and the vacancy rate is very

<sup>176</sup> Kosmont Companies. 2022. *City of Menifee Office Market Analyses*. p. 14. August.

low at 1.4 percent.<sup>177</sup> Therefore, with the proposed Project increase in commercial retail and commercial office uses in conjunction with residential development potential by converting 533.87 acres of EDC-SG to EDC-CC, the proposed Project would contribute toward a balanced jobs-to-housing ratio in Menifee so that the distances residents would have to travel to work and shopping is reduced.<sup>178</sup> A balanced jobs-to-housing ratio contributes to the reduction in regional vehicle miles traveled and GHG emissions that are identified in the SCAG RTP/SCS and Air Quality Management Plan, thus making the proposed Project consistent with such plans.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>179</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Future development facilitated by the proposed Project would be subject to compliance with the land use element of the City's General Plan. The Land Use Element outlines specific policies for compatibility that would reduce the amount of conflict between contrasting land uses. Additionally, future housing development facilitated by buildout of the proposed Project would be subject to compliance with updated goals, policies, and development standards of the Menifee Housing Element Update, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. This also includes the Housing Crisis Act (Senate Bill 330) which aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Future development under the proposed Project would also be subject to compliance with SCAG's regional transportation and sustainability goals, along with the County of Riverside's SKR HCP under site-specific evaluations pursuant to CEQA and the MSHCP.

Thus, similar to the Approved Project, future development as a result of the proposed Project would be consistent with all applicable land use and planning policies and regulations and impacts. The proposed Project would not result in new or more severe environmental impacts concerning consistency with land use plans than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No Mitigation is required.

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<sup>177</sup> Ibid. p. 20.

<sup>178</sup> Kosmont Companies. 2022. *City of Menifee Office Market Analyses*. p. 20. August.

<sup>179</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

## 4.12 MINERAL RESOURCES

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed project 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 checked="" type="checkbox"/>
b. Would the proposed Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.12.1 Threshold A: Would the proposed 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? (GP EIR 5.11-1 Impact and HEU EIR Impact 4.12-1)

and

### Threshold B: Would the proposed Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plans? (GP EIR 5.11-1 Impact and HEU EIR Impact 4.12-2)

The analysis presented below applies to both Threshold A and Threshold B of Section 4.12.

#### 4.12.1.1 Approved Project Impact Analysis

**Menifee General Plan.** There are no known significant mineral resources have been designated in the City of Menifee. GP EIR Figure 5.11-1 depicts Mineral Resources Zones (MRZs) <sup>180</sup> mapped in the city, which include MRZ-1, MRZ-3, and Urban Area. The only areas in the San Jacinto Basin that have been designated MRZ-2 are known to exist or are considered very likely to exist are northwest of Lake Elsinore totaling approximately 465 acres, approximately 6 miles west of Menifee's western boundary. The GP EIR determined that, based on current MRZ designations, it is unlikely that significant mineral resources would be designated in Menifee in the foreseeable future. General Plan buildout would not cause a loss of availability of known significant mineral resources. Additionally, the Mines Online map maintained by the Office of Mine Reclamation identified no active mines in Menifee. Neither the County of Riverside nor the City have proposed designated mining sites within city boundaries. Thus, the GP EIR concluded that the General Plan would have

<sup>180</sup> MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence.

MRZ-2: Areas where adequate information indicates significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.

MRZ-3: Areas containing mineral deposits the significance of which cannot be evaluated from available data.

**less than significant impacts** on mineral resources.<sup>181</sup> Impacts would be similar under the Expanded EDC Scenario.

**Menifee Housing Element Update EIR.** No candidate housing sites are located within the City's MRZ-1 designated area. Candidate sites 42 through 50, 55 through 58, 64, 66 and 69 are within the MRZ-3 area. The remaining candidate sites are within the City's urban areas. Figure 3-3 of the HEU EIR illustrates the locations of the candidate housing sites. The potential for candidate housing sites to contain valuable mineral deposits is presently unknown within MRZ-3 regions. The candidate sites within the City's MRZ-3 region are zoned for residential and commercial uses, which would not currently allow for mining activities. Sites with this type of zoning are therefore not feasible to contain mining activities. Candidate sites within the City's MRZ-1 region would not affect valuable resources, as MRZ-1 areas are considered unlikely to contain valuable mineral resources. Additionally, The State Department of Conservation Mines Online Map identified only one prospective mine was within the city boundary. This mine is currently closed, and operations had never taken place. Furthermore, no candidate sites are on this closed mining site. Therefore, impacts would be **less than significant**, and no mitigation is required.<sup>182</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.12.1.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, plant nursery, and a parking lot. Exhibit OSC-3<sup>183</sup> of the General Plan identifies the proposed Project site as completely within an MRZ-3 zone. The potential for future development facilitated by the proposed Project to contain valuable mineral deposits is presently unknown. As mentioned above for the Approved Project, neither the County of Riverside nor the City of Menifee have proposed designated mining sites within city boundaries. Furthermore, the proposed Project would amend the land use designation and zoning of 533.87 acres within the southern portion of the City from EDG SG to EDC-CC, both of which are land uses and zoning districts incompatible with mining activities. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning loss of availability of a known mineral resource or loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plans than anticipated for the Approved Project.

<sup>181</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.11-5. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1111/Ch-05-11-MIN?bidId=>.

<sup>182</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.12-4. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>183</sup> The Planning Center and DC&E. 2013. *City of Menifee General Plan*. Open Space and Conservation Element. Exhibit OSC-3. Mineral Resource Zones. July. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1084/ExhibitOSC-3\\_Mineral\\_Resource\\_Zones\\_HD0913?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1084/ExhibitOSC-3_Mineral_Resource_Zones_HD0913?bidId=).

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.13 NOISE

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project result in the 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project result in the generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

##### 4.13.1 Threshold A: Would the proposed Project result in the 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? (GP EIR Impact 5.12-1, 5.12-3, 5.12-4, 5.12-5 and HEU EIR 4.13-1)

###### 4.13.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** Noise impacts were identified in the GP EIR. At full General Plan buildout, development in many parts of Menifee would intensify urban uses in currently undeveloped areas. Portions of Menifee that are currently vacant land or farmland would be developed with a mix of residential, commercial, industrial, and institutional uses. Buildout of the proposed Land Use Plan in accordance with the General Plan would result in an increase in traffic on local roadways and I-215 in Menifee, which would substantially increase the existing noise environment. The City of Menifee applies the following noise standards: Ordinance No. 847, State's Community Noise and Land Use Compatibility Standards, and the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual. Additionally, the GP EIR concluded that increases of noise levels under individual projects facilitated by the General Plan would occur over time since traffic and noise levels would increase incrementally.<sup>184</sup>

<sup>184</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.12-18. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1112/Ch-05-12-N?bidId=>.

Policies listed in GP EIR Chapter 5.12 give substantial consideration to the protection of noise-sensitive land uses and reduction of noise spillover. These policies are detailed in the General Plan Noise Element. However, implementation of these policies and adherence to the Municipal Code, build out of the General Plan would still have substantial cumulative increases in the ambient noise levels in Menifee from increases in traffic on local roadways and I-215 (GP EIR Impact 5.12-1), resulting in impacts to be **significant and unavoidable**. No feasible mitigation is available to reduce impacts due to cost, aesthetic effects, and adverse impacts to pedestrian and bicycle connectivity, etc.

Meanwhile noise effects from railroad operations (GP EIR Impact 5.12-3), siting sensitive receptors in proximity to transportation facilities and in proximity to stationary sources (GP EIR Impact 5.12-4), and construction activities (GP EIR Impact 5.12-5) are considered **less than significant** through compliance with General Plan Noise Element Policies N1.2, N1.11, and N1.17, and the City's Noise Ordinance.

**Menifee Housing Element Update EIR.** Construction of future housing units as facilitated by the HEU would typically involve the following construction sequences:

1. Site preparation and/or demolition
2. Grading and utilities construction
3. Building construction
4. Paving
5. Architectural coatings

Future housing development facilitated by the HEU would be required to comply with Menifee Municipal Code Section 9.210.060(C) which exempts construction noise during off hours and Menifee Municipal Code Section 9.210.060(E)(2) which limits the sound near sensitive receptor. Additionally, candidate sites did not have site-specific surveys since the sites were evaluated at a programmatic level in the HEU EIR. The HEU EIR determined that the HEU would not conflict with the City's noise levels. The HEU does not conflict with existing standards and regulations, as the future developments of the HEU would comply with the City's goals and policies and municipal code. Policy N-1.2 of the Noise Element requires new developments to comply with the Municipal Code, Title 24 of the California Code of Regulations, the California Green Building Code, and subdivision and development codes. Future development operational noise impacts would also be evaluated on a project-specific basis. Updated Goal HE-1 and HE Policy 1.2, as detailed in Section 4.1.1.1, would ensure ambient noise impacts would remain **less than significant**.

**Approved Project Mitigation Measures.** No feasible mitigation measures were identified in the Menifee GP EIR or the HEU EIR.

#### 4.13.1.2 Proposed Project Impact Analysis

Future development facilitated through implementation of the proposed Project would be subject to site-specific evaluations pursuant to CEQA Guidelines and be required to adhere to applicable goals and policies prescribed in the GP EIR and HEU EIR for the Approved Project. For example, buildout under the proposed Project would be subject to Menifee Municipal Code Section



9.215.060(C) and Section 9.215.060(E)(2).<sup>185</sup> These Municipal Code sections would reduce noise levels by prohibiting construction noise during nighttime hours and also minimize intrusive noise levels near sensitive receptors. Additionally, future development of the proposed Project would be subject to Riverside County Ordinance No. 847,<sup>186</sup> the State's Community Noise and Land Use Compatibility Standards, and the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual to reduce noise impacts.

Future development under the proposed Project would occur on parcels that are within the Approved Project boundary; as such, the noise impact analysis presented in the Approved Project has considered noise and vibration levels within the Project site. At full General Plan buildout, development in many parts of the city would create urban uses in currently undeveloped areas, especially in portions of Menifee that are currently vacant land. The existing setting of the Project site is mostly vacant with the exception of a self-storage facility, a plant nursery, and a parking lot. Thus, with future development creating urban uses on vacant land near I-215, the proposed Project would substantially increase the existing noise environment.

Implementation of the proposed Project would continue to occur in accordance with applicable goals, policies and provisions of the Menifee Noise Ordinance in regards to railroad operations (GP EIR Impact 5.12-3), siting sensitive receptors in proximity to transportation facilities and in proximity to stationary sources (GP EIR Impact 5.12-4), and construction activities (GP EIR Impact 5.12-5). Therefore, impacts from implementation of the proposed project would be the same as those identified for the Approved Project, **less than significant**, through compliance with General Plan Noise Element Policies N1.2, N1.11, and N1.17, and the City's Noise Ordinance.

The GP EIR for the Approved Project concluded cumulative increases in traffic volumes through buildout would result in a cumulatively considerable increase in traffic noise, and impacts would be **significant and unavoidable**. However, as detailed in Section 4.17 below, implementation of the proposed Project would result in fewer daily vehicle trips overall within the project site as a result of the proposed mix of land uses of the EDC-CC. Nevertheless, when taking into account the total number of vehicle trips within the Project site under the Approved Project scenario (EDC-SG) versus the proposed Project scenario (EDC-CC), the reduction in the number of vehicle trips is incremental in regards to the corresponding reduction in mobile noise levels. Therefore, in the same manner as the Approved Project, the proposed Project would still have a cumulatively considerable increase in ambient noise levels in Menifee, resulting in impacts that would be **significant and unavoidable**. The proposed Project would not result in new or more severe environmental impacts concerning substantial permanent or temporary increases in ambient noise than anticipated for the Approved Project.

<sup>185</sup> City of Menifee. n.d. Development Code. Title 9, Planning and Zoning. <https://online.encodeplus.com/regs/menifee-ca/doc-viewer.aspx?secid=1550&keywords=noise%27s%2Cnoised%2Cnoises%2Cnoises%27%2Cnoising%2Cnoise#secid=1550> (accessed July 6, 2022). Note: HEU EIR has the Noise code as MC Section 9.210.060 which is for light and glare.

<sup>186</sup> County of Riverside Board of Supervisors. 2007. Ordinance No. 847. Website: <https://www.rivcocob.org/ords/800/847.pdf> (accessed July 6, 2022).

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.13.2 Threshold B: Would the proposed Project result in the generation of excessive groundborne vibration or groundborne noise levels? (GP EIR Impact 5.12-6 and HEU Impact 4.13-2)**

##### **4.13.2.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** Buildout of the General Plan would not expose sensitive uses to strong levels of ground-borne vibration. The GP EIR found on-road mobile source vibrations to be less than significant since vibration sensitive structures would be 16 feet from the nearest I-215 lane or truck route. The GP EIR also determined that railroad vibration impacts would be limited, since train operations only take place twice a day, and the vibration levels are below the threshold at 50 feet. Additionally, Policy N-1.13 requires construction activities to be evaluated on a project-specific basis for future development facilitated by the General Plan. Upon implementation of these policies and adherence to the Municipal Code, build-out of the General Plan would not generate excessive ground-borne vibration. Impacts would be **less than significant**.<sup>187</sup>

**Meniffee Housing Element Update EIR.** As analyzed above, the HEU component does not include direct physical changes to the environment. Future housing development facilitated by build-out of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and reduce noise and vibration impacts. Updated Goal HE-1 and HE Policy 1.2, as detailed in Section 4.1.1.1, would ensure impacts of ground-borne vibration would remain **less than significant**.<sup>188</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

##### **4.13.2.2 Proposed Project Impact Analysis**

The proposed Project would not include physical development, but rather facilitate future development within the Project site through a General Plan Amendment and a COZ. Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the vibration impact analysis presented in the GP EIR and HEU EIR for the Approved Project has considered ground-borne noise and vibration levels within the Project site.

Future development facilitated through implementation of the proposed Project would be subject to site-specific evaluations for vibration impacts pursuant to CEQA, the City's Municipal Code, and goals of the General Plan Housing Element and Noise Element, which include Goal HE-1, HE Policy 1.2, and Policy N-1.13. In the same manner as the Approved Project, implementation of these

<sup>187</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.12-37. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1112/Ch-05-12-N?bidId=>.

<sup>188</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.13-17 and 4.13-18. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

General Plan goals and policies during implementation of the proposed Project would ensure impacts from vibration remain **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning vibration than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

**4.13.3 Threshold 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? (GP EIR Impact 5.12-2 and HEU Impact 4.13-3)**

**4.13.3.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** The GP EIR identified March Air Reserve Base and Perris Valley Airport to have influence overlays in portions of Menifee. Compliance with policy N-1.17 of the Noise Element would prohibit new residential land uses within the 65 decibel (dB) Community Noise Equivalent Level (CNEL)<sup>189</sup> contours of any public-use or military airports. This policy was defined by the Riverside County Airport Land Use Commission. Thus, the GP EIR determined that implementation of the Approved General Plan would not expose noise-sensitive land uses to noise levels that are incompatible with aircraft noise. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not expose people to excessive noise levels as a result of airport land uses. Impacts would be **less than significant**.<sup>190</sup> The Expanded EDC Scenario is outside the 60 CNEL noise contours for each of the four airports in Menifee. Impacts would be similar for the Expanded EDC Scenario.

**Housing Element Update EIR.** The HEU EIR had the same analysis as the Approved General Plan component; however, it identified that no portions of Menifee are within 65 dB CNEL noise contours. Compliance with policy N-1.17 of the Noise Element would be required to prohibit new residential land uses within the 65 dB CNEL contours of any public-use or military airports. Future housing development facilitated by build out of the Menifee Housing Element Update would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and reduce noise impacts. Updated Goal HE-1 and HE Policy 1.2, as detailed in Section 4.1.1.1, would ensure impacts remain **less than significant**.<sup>191</sup>

<sup>189</sup> A-weighted decibel of the relative loudness of sounds in air as perceived by the human ear.

<sup>190</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.12-28. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1112/Ch-05-12-N?bidId=>

<sup>191</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.13-18 and 4.13-19. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>

**Approved Project Mitigation Measures.** The GP EIR and the HEU EIR did not identify mitigation measures for the Approved Project.

#### 4.13.3.2 Proposed Project Impact Analysis

The noise impact analysis presented in the GP EIR and HEU EIR for the Approved Project has considered exposure of various land uses within the proposed Project site to airport noise. As mentioned in Section 4.9 of this Addendum, the proposed Project site is not within 2 miles of a public airport and is south of Garbani Road, approximately 3 mile south of the nearest airport influence zone.

Future development facilitated through implementation of the proposed Project would continue to adhere to applicable goal and policies set forth by the GP EIR and HEU EIR, which include General Plan Housing Element Goal HE-1, HE Policy 1.2 and Noise Element Policy N-1.17. Thus, in a similar manner as the Approved Project, the proposed Project's impacts from excessive noise due to proximity to an airport would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning airport noise than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.14 POPULATION AND HOUSING

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project induce substantial population growth in an area, either directly (e.g., new homes and businesses) or indirectly (e.g., extension of roads and infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

##### 4.14.1 Threshold A: Would the proposed Project induce substantial population growth in an area, either directly (e.g., new homes and businesses) or indirectly (GP EIR Impact 5.13-1 and HEU EIR Impact 4.14-1)

###### 4.14.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The City's population at General Plan buildout is estimated as 158,942. This is an increase of 81,423 than the 2010 Census count and 39,160 more than the Southern California Association of Government (SCAG) 2035 forecast for the City's population. The additional 197 acres of Economic Development Corridor (EDC) designated lands under the Expanded EDC Scenario would reduce the population by 281. Although residential land uses per the General Plan would exceed population forecasts of SCAG population projections for 2035, the 2013 General Plan is the City's first General Plan. Therefore, no preexisting General Plan population projections exist to be compared for future projections. Implementation of the proposed General Plan would not induce growth exceeding existing General Plan projections. Thus, the GP EIR concluded that the General Plan would have **less than significant impacts** on population growth.<sup>192</sup> Impacts would be similar under the Expanded EDC Scenario.<sup>193</sup>

**Menifee Housing Element Update.** The HEU would facilitate the future development of up to 8,696 additional housing units. The Housing Element Update has been created in accordance with the State Housing Element Law. The Housing Element has also been created to comply with the 6,609-unit Regional Housing Needs Assessments (RHNA) allocation given to the City through SCAG. In addition to Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1.2,

<sup>192</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.11-5. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1111/Ch-05-11-MIN?bidId=>.

<sup>193</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.13-12. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1113/Ch-05-13-PH?bidId=>.

identified above in Section 4.1.3.1, the following updated goals and policies of the Housing Element would ensure impacts from growth remain **less than significant**.<sup>194</sup>

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

**HE Policy 3.2** Homeownership Preservation. Work with governmental entities, nonprofits, and other stakeholders to educate residents and provide assistance, where feasible, to reduce the number of foreclosures in the community.

**HE Policy 3.4** Preservation of Affordable Housing. Preserve affordable rental housing by working with interested parties and providing technical assistance, as feasible and appropriate.

**Goal HE-4** Effective and responsive housing program and policies.

**HE Policy 4.3** Housing Opportunities. Encourage development of opportunity sites and encourage affordable housing through density bonuses and related incentives.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the GP EIR or the Housing Element Update Final Program Environmental Impact Report (HEU EIR) for the Approved Project.

#### 4.14.1.2 Proposed Project Impact Analysis

The proposed Project does not include any physical development, but rather includes provisions that would allow for future development in accordance with designated land use mix for the proposed 533.87 acres of EDC-CC. The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. The proposed Project would change the approved mix of land uses related to residential from 10 percent to 20 percent, commercial retail from 10 percent to 30 percent, commercial office from 10 percent to 40 percent, and business park from 70 percent to 10 percent.

Table 2.B in Section 2.1 above shows the acreages for the existing and proposed mix of uses in the Project area and is copied again here for reference.

<sup>194</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.14-11 through 4.15-13. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

**Table 2.B: Acreages for Existing and Proposed Mix of Land Uses**

Land Use	EDC-SG (Existing)	EDC-CC (Proposed)
Residential	53.387 AC	106.774 AC
Commercial Retail	53.387 AC	160.161 AC
Commercial Office	53.387 AC	213.548 AC
Business Park	373.709 AC	53.387 AC
Total	533.870 AC	533.870 AC

Source: General Plan Land Use Element, pp. 39–40. (City of Menifee, December 2012).

AC = acreage of land

Further, densities for the residential uses and FAR for the non-residential uses were obtained from Exhibit LU-3 of the Land Use Element of the City's General Plan and are based on discussions with City staff. As such, a density of 22 dwelling units/acre was applied for the residential uses and FARs of 0.23, 0.35, and 0.38 were applied for the commercial retail, commercial office, and business park uses, respectively. These densities were multiplied with the respective acreages to obtain the number of projected residential dwelling units and non-residential square footages for the different uses. Table 2.C in Section 2.1 above summarizes the development potential of the existing and proposed land use designations within the Project area and is copied again here for reference.

**Table 2.C: Development Potential for Existing and Proposed Mix of Land Uses**

Land Use	EDC-SG (Existing)	EDC-CC (Proposed)
Residential	1,175 DU	2,349 DU
Commercial Retail	534.87 TSF	1,604.62 TSF
Commercial Office	813.94 TSF	3,255.75 TSF
Business Park	6,185.93 TSF	883.70 TSF

Source: Menifee Code Amendment Project Trip Generation Analysis and Vehicle Miles Traveled Analysis Memorandum. (LSA Associates, Inc. 2022a) (Appendix B).

DU = dwelling units TSF = thousand square feet

As shown in Table 2.C, implementation of the proposed Project would increase the development potential for residential uses by approximately 1,174 dwelling units and also increase the development potential for commercial retail and commercial office respectively by approximately 1,070 thousand square feet and approximately 2,442 thousand square feet.

There is a current imbalance of the jobs-to-housing ratio such that Menifee sees a significant net outflow of workers commuting to work locations in other communities.<sup>195</sup> The Menifee office market continues to grow related to population growth in the region, and the vacancy rate is very low at 1.4 percent.<sup>196</sup> The State's population growth has declined -0.4 percent, with Riverside County's population growth at 3 percent while the City's population has grown 18 percent.<sup>197</sup> The South Riverside County Industrial Submarket has approximately 1.7 million square feet (sf) of flex industrial inventory, with the City having approximately 2,400 sf of this share.

<sup>195</sup> Kosmont Companies. *City of Menifee Office Market Analyses*. p. 14. August 2022.

<sup>196</sup> Ibid. p. 20.

<sup>197</sup> Ibid. p. 10.



Workers who live in Menifee are primarily employed in the health care, accommodation/food service, education, retail trade, and construction sectors,<sup>198</sup> and approximately 50 percent of these residents work in office-related industries<sup>199</sup> while 53 percent of employees [from other communities] who work in Menifee work in office-related industries. Thus, the proposed Project would contribute to a balance of jobs to residents in the City through the proposed increase of residential dwelling units and commercial retail/commercial office development potential. A balanced jobs-to-housing ratio contributes to the reduction in regional vehicle miles traveled and GHG emissions that are identified in the SCAG regional plan and Air Quality Management Plan. Additionally, the City's shortest drive times include uses along the freeway corridor in the EDC-CC.<sup>200</sup> The proposed Project would provide residents of Menifee with local job opportunities that would reduce demand for road expansions and infrastructure.

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Menifee General Plan,<sup>201</sup> Menifee HEU, and Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Future development facilitated by the proposed Project would be subject to the land use element of the City's General Plan. The Housing Element and Land Use Element outline specific goals and policies for compatibility that would reduce the amount of conflict between contrasting land uses. These updated goals include Goal HE-1, HE Policy 1.1, HE Policy 3.2, HE Policy 3.4 Goal HE-4, and HE Policy 4.3.

The RHNA is mandated by State housing law<sup>202</sup> as part of a periodic process of updating housing elements of city General Plans. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The RHNA for Riverside County is developed by SCAG and allocates to cities and the unincorporated portion of the county their "fair share" of the region's projected housing needs. SCAG adopted the 6th Cycle RHNA Allocation Plan (RHNA Allocation Plan), which covers the planning period from November 2021 to October 2029, on March 4, 2021.<sup>203</sup>

The projected housing needs in the RHNA Allocation Plan are categorized by income levels (very low, low, moderate, and above moderate income) established by the United States Department of Housing and Urban Development. The City will need to accommodate a total of 6,609 units in various income categories by October 2029, including 1,761 very low-income, 1,051 low-income, 1,106 moderate-income, and 2,691 above moderate-income housing units.<sup>204</sup>

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<sup>198</sup> Ibid. pp. 6, 13, and 16.

<sup>199</sup> Ibid. p. 16.

<sup>200</sup> Ibid. p. 8.

<sup>201</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. Appendix C (City of Menifee General Plan Goals and Policies). September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmenifee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

<sup>202</sup> Government Code Section 65584.

<sup>203</sup> Southern California Association of Governments. 2021a. Housing: Regional Housing Needs Assessment. Website: <https://scag.ca.gov/housing> (accessed March 30, 2021).

<sup>204</sup> Southern California Association of Governments. 2021b. SCAG 6th Cycle Final RHNA Allocation Plan. March. Website: <https://scag.ca.gov/housing>, (accessed March 30, 2021).

As detailed in Table 2.A, the existing, approved mix of residential development potential in the EDC-SG is 10 percent, whereas the proposed Project would increase the residential development potential to 20 percent within the Project area (533.87 acres). Assuming 22 dwelling units per acre average residential development intensity, the Approved Project would facilitate development of 1,175 dwelling units in the Project area while the proposed Project would facilitate development of 2,349 dwelling units in the Project area.<sup>205</sup> Increasing the development potential of residential uses by an additional 1,174 dwelling units within the Project area would contribute to satisfying the RHNA projection needs of the City.

According to the HEU EIR, City projections for population growth at buildout in 2045 without implementation of the HEU would be approximately 129,800 residents, while implementation of the HEU would generate population growth to a lesser degree at approximately 122,503 residents, even while facilitating future development of 8,762 additional dwelling units than planned in the General Plan.<sup>206</sup> Implementation of the proposed Project would generate an additional 1,174 dwelling units, thus increasing the total number of additional dwelling units anticipated in the City to approximately 9,936. Using the same methodology applied in the HEU EIR for average household size (2.90 persons per dwelling unit), implementation of the proposed Project would increase the City's population by 3,405 persons compared to the Approved Project, bringing the total at buildout to approximately 125,908 persons.<sup>207</sup> Nevertheless, the total population anticipated through implementation of the proposed Project would continue to be less than the previously-anticipated 129,800 residents at buildout of the General Plan without the HEU or proposed Project.

Similar to the Approved Project, future development as a result of the proposed Project would not induce substantial population growth that has not been anticipated in previously approved land use projections or required under the current RHNA Allocation Plan. The expansion of infrastructure necessary to support the projected development of the Project area would take place in conjunction with buildout of the EDC-CC in the same manner as it otherwise would under the Approved Project. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning population growth than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No Project-specific mitigation is required.

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<sup>205</sup> 533.87 acres x 10 percent residential mix under EDC-SG= 53.387 acres of residential development area x 22 dwelling units per acre= 1,174.514 dwelling units within the EDC-SG. 533.87 acres x 20 percent residential mix under EDC-CC= 106.774 acres of residential development area x 22 dwelling units per acre = 2,349.028 dwelling units within the EDC-CC.

<sup>206</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.14-11. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>207</sup> HEU buildout projection of 122,503 residents plus additional 3,405 residents under changes per the proposed Project = 125,908 residents.

#### 4.14.2 Threshold B: Would the proposed Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (GP EIR Impact 5.13-1 and HEU EIR Impact 4.14-2)

##### 4.14.2.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** The General Plan designates various areas of Meniffee developed with residential land use designations to EDC. The EDC designation permits a mixture of residential, commercial, office, industrial, entertainment, educational, recreational, or other uses. The Expanded EDC Scenario would add 197 acres to the EDC designation along the Scott Road Corridor near the south end of Meniffee. The transition from primarily residentially designated locations to the establishment of a varied mix of uses under the EDC land use designation is designed to enable local population and visitors to develop a feeling of community and attractive neighborhoods. Existing homes would not be displaced as a result of the EDC designation.

Each future project-specific development or redevelopment project in areas designated EDC would be subject to independent CEQA review. Thus, Impacts were found to be **less than significant**, as concluded in the GP EIR.<sup>208</sup>

**Housing Element Update EIR.** The HEU would facilitate future development of 8,696 dwelling units in the City through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Meniffee Housing Element Update would not physically displace people. Future housing development facilitated by build-out of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Updated Goal HE-1 and HE Policy 1.1, as indicated above in Section 4.1.1.1, and HE Policy 3.4 Goal HE-4, and HE Policy 4.3, as detailed in Section 4.14.22, would ensure impacts would remain **less than significant**.<sup>209</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the GP EIR or the HEU EIR for the Approved Project.

##### 4.14.2.2 Proposed Project Impact Analysis

The existing setting of the Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. No residential units are located on the proposed Project site. As shown in Table 2.C, implementation of the proposed Project would increase the development potential for residential uses by approximately 1,174 dwelling units on the Project site. Therefore, the proposed Project would not displace substantial numbers of people or necessitate

<sup>208</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.13-13. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1113/Ch-05-13-PH?bidId=>

<sup>209</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.14-13 and 4.14-14. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>

the construction of replacement housing elsewhere. The proposed Project would not result in new or more severe environmental impacts concerning displacement of housing or people than anticipated for the Approved Project. The proposed Project would not result in new or more severe environmental impacts concerning displacement of housing or people than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

## 4.15 PUBLIC SERVICES AND FACILITIES

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
(i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.15.1 Threshold A: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

#### (i) Fire Protection? (GP EIR Impact 5.14-1 and HEU EIR Impact 4.15-1)

##### 4.15.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** Buildout of the Menifee General Plan would result in an increased number of persons at an estimated 158,942, thus resulting in an increase in demand for fire and emergency medical services.<sup>210</sup> The GP EIR determined that the Riverside County Fire Department would expand in accordance to the demand of Menifee's growth. Furthermore, any future project approvals within Menifee would be required to be submitted to the fire marshal for review and verification that they would conform to all required fire standards. Fire protection service impacts would be **less than significant**.<sup>211</sup>

<sup>210</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.14-3. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1114/Ch-05-14-PS?bidId=>

<sup>211</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.14-3. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1114/Ch-05-14-PS?bidId=>

**Menifee Housing Element Update.** The HEU would facilitate the future development of 8,762 dwelling units through updates to the City's General Plan Land Use, Housing, and Safety Elements, which would facilitate future housing development to conform with current and future infrastructure. The potential housing generated through implementation of the HEU would continue to require development review pursuant to the City's fire standards. Implementation of the HEU does not include physical development, but future development facilitated by implementation of the HEU would require review in accordance with applicable fire standards to protect Menifee and its residents from future fire hazards. The HEU EIR concluded implementation of Goal HE-1, HE Policy 1.7, and HE Policy 1.1, identified above in Section 4.1.1.1, and SE Policies S-4.8 and S-4.17, as identified in Section 4.9.1.1, would ensure a **less than significant impact** with regards to fire protection.<sup>212</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the HEU EIR.

#### 4.15.1.2 Proposed Project Impact Analysis

The Riverside County Fire Department (RCFD) provides fire protection, fire prevention, and emergency services to the Project site through a contract with the City of Menifee. The City of Menifee is served by four RCFD fire stations within its jurisdiction. The Riverside County Fire Department Station 68, located at 26020 Wickerd Road approximately 1.5 miles west of the site, is the nearest fire station. Average travel time between Fire Station 7 and the proposed Project site is 4 minutes. The next nearest fire station is Menifee Lakes Station 76 located at 29950 Menifee Road approximately 2.3 miles north of the proposed Project site. Average travel time between Fire Station 76 and the proposed Project site is 8 minutes. The proposed Project site is located in a suburban setting already served by the RCFD. Since first responders already patrol the project vicinity, compliance with California Vehicle Code 21806(A)(1), which requires all vehicles to yield to emergency vehicles, would ensure implementation of the proposed Project would not adversely affect travel time between the nearest fire station and the Project site, especially since implementation of the proposed project would reduce the overall number of daily vehicle trips on area roadways (refer to Section 4.17).

As the City of Menifee contracts with Riverside County for firefighting services, the County of Riverside sets service thresholds for each fire station within the RCFD service area. The County determines the need for new fire stations through the following thresholds:

- One fire station is able to serve 2,000 residential units.
- One fire station is able to serve 3,500,000 square feet of commercial usage.
- One fire station is able to serve 3,500,000 square feet of industrial usage (which includes light industrial, heavy industrial, and business park).

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<sup>212</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.15-8. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

Based on these thresholds, it is estimated that the four existing RCFD stations within Menifee are capable of serving 8,000 residential units. The City currently has approximately 33,884 residential units within its jurisdiction served by the four RCFD fire stations.<sup>213</sup> As such, the City and RCFD fall short of an adequate supply of fire stations for the number of residential units currently developed in the City.

Two additional fire stations are planned to be developed in the City, and a third is planned in the south part of the City of Perris, described as follows:<sup>214</sup>

- The Audie Murphy Ranch Development Project is in the process of dedicating a fire station site near the intersection of Goetz Road and Vista Way on the southwest City boundary, abutting the City of Canyon Lake.
- A station southeast of the intersection of Trumble Road and Mapes Road in the community or Romoland in Menifee that would serve parts of Perris and Menifee.
- A station near the intersection of Goetz Road and Ethanac Road in the City of Perris near the boundary between Perris and Menifee. This station would serve parts of Menifee and Perris.

The existing setting of the proposed Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. As shown in Table 2.C, implementation of the proposed Project would increase the development potential for residential uses by approximately 1,174 dwelling units on the proposed Project site compared to the Approved Project.

As detailed in Threshold A in Section 4.14 above, implementation of the proposed Project would not generate a population increase in excess of planned growth in the City. Therefore, the proposed Project is accounted for in the need for fire service as the City is built out. In the same manner as would occur through buildout of the HEU under the Approved Project, development facilitated under the proposed Project would incrementally increase the demand for fire protection services through an increase in population and structures within the RCFD service area. Accordingly, future development facilitated under the proposed Project would be subject to site-specific CEQA analysis and be required to comply with Goal HE-1, HE Policy 1.7, and HE Policy 1.1, identified above in Section 4.1.1.1, and SE Policies S-4.8 and S-4.17, as identified in Section 4.9.1.1. Additionally, through the execution of mutual aid agreements maintained with neighboring jurisdictions, the City would have the additional firefighting support of nearby fire departments and districts to provide assistance during major emergencies.

Project design features incorporated into the structural design and layout of all future development facilitated under the proposed Project would keep service demand increases to a minimum. For example, all future development must include coordination with the RCFD during the development review process to identify and mitigate any fire hazards and ensure adequate emergency water flow, fire-resistant design and materials, early warning systems and evacuation routes, restricted red curb areas and emergency vehicle access to/from area roadways. To further offset incremental impacts to existing and future RCFD service, project applicants would be required to pay Development Impact

<sup>213</sup> Southern California Association of Governments. *Local Profiles Report 2019, Profile of the City of Menifee*. Page 3. May 2019.

<sup>214</sup> City of Menifee. *General Plan Draft Environmental Impact Report*. State Clearinghouse #2012071033. Chapter 5 Environmental Analysis. Page 5.14-1. September 2013.



Fees (DIFs) to the RCFD for fire service as a condition of project approvals. The DIFs paid to the RCFD would increase the capital funding available to develop new fire stations as needed to facilitate adequate service by the RCFD. The proposed Project would also be designed in compliance with applicable provisions of the California Fire Code as adopted by the City of Menifee through Municipal Code Chapter 8.20. The California Fire Code provides guidelines on fire hydrant size and outlet locations, building sprinkler system requirements, fire water flow requirements, building fire load occupancy requirements, vegetative clearance requirements around buildings, fire resistant construction materials, and adequate circulation clearance for fire apparatus.

Prior to approval of final building permits, the City of Menifee and RCFD representatives would review site-specific plans facilitated under the proposed Project to ensure that development would occur in compliance of the California Fire Code and Municipal Code Chapter 8.20. With payment of the DIFs and development of the proposed Project in compliance with the applicable regulations, the proposed Project would not preclude existing and proposed fire stations from meeting the increased incremental demand for fire protection services.

Any future construction of new or expansion of existing fire protection facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated at the time such development actions are proposed to or by the City. The proposed Project, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance standards. In the same manner as the Approved Project, impacts from implementation of the proposed Project would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning fire services than anticipated for the Approved Project.

**Proposed Project Mitigation Measures** No mitigation is required.

*ii) Police Protection Services? (GP EIR Impact 5.14-2 and HEU EIR Impact 4.15-3)*

**4.15.1.3 Approved Project Impact Analysis**

**Menifee General Plan EIR.** Buildout of the Menifee General Plan would result in an increased number of persons at an estimated 158,942, thus resulting in an increase in demand for police services. The GP EIR determined that the Riverside County Sheriff's Department would expand accordingly to the demand of the city's growth. The physical impacts of the General Plan could not be analyzed in the GP EIR because the locations and sizes of future facilities are unknown. Thus, future projects would be reviewed by the City on a project-specific basis and would be required to comply with regulations in effect at the time building permits are issued, which include development impact fees. The development impact fees would be used for expanding public services. Police protection service impacts would be **less than significant**.<sup>215</sup>

<sup>215</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.14-6. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1114/Ch-05-14-PS?bidId=>.

**Meniffee Housing Element Update.** The HEU would facilitate the future development of 8,762 dwelling units. The HEU would accomplish this through updates to the City's General Plan Land Use Element. Future projects facilitated by the HEU would continue to require development review and would be required to pay development impact fees.

The HEU EIR concluded population growth facilitated through implementation of the Approved Project would not exceed the City's growth projections. Therefore, population growth facilitated by the HEU would not be unplanned and thus would be within the City's projections for future safety assessments and regulations. Additionally, updated Goal HE-1, HE Policy 1.1, and HE Policy 1.7, as identified in Section 4.3.1.1, would ensure any potential impacts remain **less than significant**.<sup>216</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

#### 4.15.1.4 Proposed Project Impact Analysis

Prior to July 2020, the Riverside County Sheriff's Department provided police protection to the City of Meniffee. As of July 2020, the City of Meniffee established the Meniffee Police Department, consisting of a patrol division, SWAT division, traffic division, and K9 division. The Meniffee Police Department operates out of a facility located at 29714 Haun Road, approximately 2.3 miles north of the proposed Project site.

The existing setting of the proposed Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. As shown in Table 2.C, implementation of the proposed Project would increase the development potential for residential uses by approximately 1,174 dwelling units on the proposed Project site compared to the Approved Project.

In the same manner as would occur through buildout of the HEU under the Approved Project, development facilitated under the proposed Project would incrementally increase the demand for law enforcement calls for service to the site, as it would be developed on mostly vacant land. However, future development facilitated under the proposed Project would implement Crime Prevention through Environmental Design (CPTED) techniques that would discourage and or reduce crime from occurring on site. Such CPTED techniques would include, but not be limited to, site-specific lighting, building façade lighting, low-lying landscaping designed to minimize opportunities for concealment, continued maintenance activities at site specific intervals, deadbolts/locks on building exterior doors, and perimeter retaining walls. All of these design features are standard in the design guidelines of the City Municipal Code.

An incremental increase in law enforcement calls to the Project site could occur; however, such calls would be consistent to the types of calls the Meniffee Police Department responds to at similar residential developments throughout the City. Additionally, the proposed Project site is surrounded by existing development and therefore is located in an area of the City already patrolled by the Meniffee Police Department. As detailed in Threshold A of Section 4.14 above, implementation of

<sup>216</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.15-9. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

the proposed Project, in the same manner as buildout of the HEU of the Approved Project, is consistent with planned growth within the City and greater region, as it would help contribute to SCAG's 6<sup>th</sup> Cycle RHNA for the City. Therefore, the project's increase in demand of new or expanded police services would be negligible. Additionally, through the execution of mutual aid agreements maintained with neighboring jurisdictions, the City would have additional police services to provide assistance during major emergencies.

Pursuant to Chapter 8.02 (Development Impact Fees) of the Menifee Municipal Code, future Project applicants would pay fees to be used for capital improvements to the Menifee Police Department when required. The City monitors police staffing levels as part of the annual budgeting process to ensure that adequate police protection can continue even after new development projects are approved and constructed. Therefore, projections made by the Menifee Police Department and the City ensure that adequate police protection will be maintained as buildout of the proposed Project would occur.

Any future construction of new or expansion of existing police protection facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated at the time such development actions are proposed to or by the City. Since future buildout of the proposed Project would result in a negligible increase in City population, implementation of the proposed Project would not degrade the Menifee Police Department's performance to the point that a new facility or expansion of an existing facility, the construction of which could cause significant environmental impacts, would be needed. In the same manner as the Approved Project, impacts from implementation of the proposed Project would be **less than significant**. The proposed Project would not result in new or more severe environmental impacts concerning police protection services than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

*(iii) Schools? (GP EIR Impact 5.14-3 and HEU EIR Impact 4.15-3)*

**4.15.1.5 Approved Project Impact Analysis**

**Menifee General Plan EIR.** The Menifee Union School District (MUSD) serves the city. Since most of Menifee is in the MUSD, student generation rates used by the MUSD are used to estimate elementary and middle school student generation from General Plan buildout in Table 5.14-5 of the GP EIR. The estimated net increase in student generation is 9,068 elementary school students and 4,419 middle school students. Buildout of the General Plan would generate about 3,918 new high school students. It was concluded in the GP EIR that upon implementation of regulatory requirements and standard conditions of approval for future developments, impacts would be **less than significant** under the approved General Plan as well as the Expanded EDC Scenario.

**Menifee Housing Element Update EIR.** Future development facilitated by the HEU would continue to require the inclusion of development impact fees which includes payments for educational facilities as described in Menifee Municipal Code Section 15.150.280(H)(f). Additional school funding generally consists of federal, State, and local sources, such as taxes. Policy updates associated with

environmental justice and the Safety Element Update would not affect school resources. Goal HE-1, HE Policy 1.1, and HE Policy 1.7, as identified in Section 4.3.1.1, would maintain any potential impacts at a level of **less than significant**.<sup>217</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the GP EIR or HEU EIR for the Approved Project.

#### 4.15.1.6 Proposed Project Impact Analysis

The proposed Project site is located in both the Menifee Union Elementary School District and Perris Union High School District. The Menifee Union Elementary School District had a 2020–2021 enrollment of 12,142 students (in 16 schools), and the Perris Union High School District had a 2020–2021 enrollment of 10,910 students (in 9 schools).<sup>218,219</sup>

The closest elementary school serving the Project site is Chester W. Morrison Elementary School located at 30250 Bradley Road, approximately 1.9 miles north of the site. Chester W. Morrison Elementary School had a 2020–2021 enrollment of 425 students. The closest middle school serving the proposed Project site is Menifee Valley Middle School located at 26255 Garbani Road, approximately 1.3 miles west of the site. The Menifee Valley Middle School had a 2020–2021 enrollment of 1,265 students and a capacity for 1,378 students; as such, this school is currently operating at below capacity conditions. The closest high school serving the proposed Project site is Paloma Valley High School located at 31375 Bradley Road, approximately 0.75 mile northwest of the site. Paloma Valley High School had a 2020–2021 enrollment of 3,311.

As detailed in Threshold A of Section 4.14 above, the proposed Project would increase the number of residential units in the City by approximately 1,174 units, which is estimated to add approximately 3,405 persons compared to the Approved Project. Students composing a portion of the 3,405 residents would attend school in the Menifee Union Elementary School District and Perris Union High School District. It is anticipated that the additional students generated by the proposed Project would attend Chester W. Morrison Elementary School, Menifee Valley Middle School, and Paloma Valley High School, as these three schools are the closest schools to the proposed Project site. Table 4.15.A: Student Generation Rates shows the student generation rates for elementary schools, middle schools, and high schools, and the number of students estimated to be generated by the proposed Project.

<sup>217</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.15-10. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>218</sup> California Department of Education. *Data Quest, 2020–2021 Enrollment by Ethnicity and Grade*. Menifee Union Elementary. <https://dq.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=3367116&aggllevel=district&year=2020-21>. (Accessed December 3, 2021).

<sup>219</sup> California Department of Education. *Data Quest, 2020–2021 Enrollment by Ethnicity and Grade*. Perris Union High School District. <https://dq.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=3367207&aggllevel=district&year=2020-21>. (Accessed December 3, 2021).

**Table 4.15.A: Student Generation Rates**

Project Component	Elementary School		Middle School		High School	
	Student Generation Rate (per unit)	Total Students	Student Generation Rate	Total Students	Student Generation Rate	Total Students
1,174 residential units	0.3119	366	0.1525	179	0.1317	155

Source: City of Menifee. *General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033*. Chapter 5 Environmental Analysis. Tables 5.14-5 and 5.14-6. September 2013.

Based on the generation rates identified above in Table 4.15.A, an additional 366 elementary school students, 179 middle school students, and 155 high school students are anticipated to be generated by the proposed Project when compared to the Approved Project. As detailed in Section 3.14, the proposed Project is consistent with the growth projections of the City and region, so the three schools are anticipated to adequately accommodate the new students generated by the proposed Project. In addition, some residents that would occupy the proposed Project may already reside in the City.

California Government Code (Section 65995[b]) establishes the base amount of allowable developer fees imposed by school districts. These base amounts are commonly referred to as “Level 1 fees” and are subject to inflation adjustment every two years. School districts are placed into a specific “level” based on school impact fee amounts that are imposed on the development. With the adoption of Senate Bill 50 and Proposition 1A in 1998, schools meeting certain criteria can now adopt Level 2 and 3 developer fees. The amount of fees that can be charged over the Level 1 amount is determined by the district’s total facilities needs and the availability of State matching funds. If there is State facility funding available, districts are able to charge fees equal to 50 percent of their total facility costs, termed “Level 2” fees. If, however, there are no State funds available, “Level 3” fees may be imposed for the full cost of their facility needs.<sup>220</sup>

Per California Government Code, “The payment or satisfaction of a fee, charge, or other requirement levied or imposed ... are hereby deemed to be full and complete mitigation of the impacts ... on the provision of adequate school facilities.” Future development facilitated under the proposed Project would be required to include payment of these development fees in accordance with Government Code 65995 and Education Code 17620. As such, payment of school impact fees by development under the proposed Project would be considered adequate mitigation pertaining to potential impacts to schools. The proposed Project, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered education facilities, new for new or physically altered education facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance standards. The proposed Project would not result in new or more severe environmental impacts concerning school facilities than anticipated for the Approved Project.

<sup>220</sup> California State Legislature, Legislative Analyst’s Office. *An Evaluation of the School Facility Fee Affordable Housing Assistance Programs*. January 2001. [http://www.lao.ca.gov/2001/011701\\_school\\_facility\\_fee.html](http://www.lao.ca.gov/2001/011701_school_facility_fee.html). (Accessed October 15, 2021).

**Proposed Project Mitigation Measures.** No mitigation is required.

*(iv) Parks? (GP EIR Impact 5.15-1 and HEU EIR Impact 4.15-1)*

**4.15.1.7 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** The General Plan buildout would result in an increase of Meniffee's population to an estimated 158,942. Future growth in the city in accordance with buildout of the General Plan would increase the demand for parks and increase existing park usage. This would create demand for 407 acres of new parkland at a ratio of 5 acres of parkland per 1,000 residents. The proposed General Plan designates 725 acres for parks. As a result, under the General Plan, development of park facilities keep pace with the anticipated increase in population. Goals and policies in the General Plan, along with existing federal, State, and local regulations, would mitigate potential adverse impacts pursuant to buildout of the proposed Land Use Plan. Furthermore, environmental review would be required for future development of parks under the proposed Land Use Plan. Additionally, the Quimby Act authorizes cities to require developers to set aside conservation easements, and/or have developers pay development fees for park improvements. Impacts would be **less than significant** relating to new or expanded recreational facilities. Impacts would be the same under the Expanded EDC Scenario.<sup>221</sup>

**Meniffee Housing Element Update EIR.** The HEU would facilitate future development of up to 8,762 housing units, resulting in an increase of the city's population by approximately 25,410 residents and increased demand for recreational uses. However, the population growth estimated from the implementation of the HEU would be within the projected growth estimates of the city and the Region. Thus, substantial physical deterioration would not occur or be accelerated by the HEU.

Future residential development facilitated by the Approved Project would still be required to comply with all applicable regulations including the City review and approval process. Meniffee Municipal Code Section 8.03.050 requires new residential developments within Meniffee to provide land or in-lieu fees for parks or recreation needs. Updated Goal HE-1, HE Policy 1.1, and HE Policy 1.7, as identified in Section 4.3.1.1, would ensure impacts remain **less than significant**.<sup>222</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

**4.15.1.8 Proposed Project Impact Analysis**

Parks in the City of Meniffee are owned, operated, and maintained by either the City or the Valley Wide Recreation District (VWRD). The City of Meniffee currently operates eight parks within the City totaling approximately 49.32 acres, and the VWRD currently operates 19 parks (three community

<sup>221</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.15-16 and 5.15-7. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1115/Ch-05-15-REC?bidId=>.

<sup>222</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.16-7. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.



parks and 16 neighborhood parks) within the City totaling 149.4 acres. As such, the City of Menifee currently has an inventory of parks totaling 198.72 acres.<sup>223</sup> The Menifee General Plan identifies a standard of 5 acres of parkland per 1,000 residents.

As detailed in Threshold A of Section 4.14 above, the proposed Project would increase the number of residential units in the City by approximately 1,174 units, which is estimated to add approximately 3,405 persons compared to the Approved Project. Pursuant to Chapter 7.75 Parkland Dedication and Fees of the City of Menifee Municipal Code, future applicants under the proposed Project would either have to dedicate parkland as part of project-specific developments or pay impact fees, which would go to capital improvements to Menifee/VWRD operated parks within the City. The Municipal Code requires project applicants to dedicate approximately 17.023 acres of park or recreational facility land in order to be compliant with Chapter 7.75 of the City of Menifee Municipal Code.<sup>224</sup>

Future development applications under the proposed Project would be reviewed by City staff for compliance with Chapter 7.75 of the City of Menifee Municipal Code, and open space uses incorporated in future developments under the proposed Project would reduce the use of City/VWRD-operated parks within the City, as occupants of future projects have the option to use on-site amenities first before going to a nearby park. In lieu of the park dedication, future Project Applicants would be able to pay development fees pursuant to Chapter 7.75 of the City of Menifee Municipal Code that would be determined by the City and payable by future project applicants prior to final plan approval. The development fees would be applied to capital improvement funds that would be used for City/VWRD park maintenance and new parkland development. The amount of the fee would be equal to a new development's fair share of the costs of developing new parks, open space and recreation facilities, including the acquisition, design, and construction.

As detailed under Threshold A of Section 4.14 above, the proposed Project is consistent with the planned growth of the City and region and therefore would not generate a substantial increase in population within the City. Accordingly, no negative impact related to the City's adopted goal of 5 acres of parkland for every 1,000 residents would result from implementation of the proposed Project. The increased demand for new or expanded park facilities would be negligible.

Any future construction of new or expansion of existing park facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated at the time such development actions are proposed to or by the City. The City's joint-use agreement facilities, combined with neighboring parks would offset any incremental increase in parkland demand. The proposed Project would not result in new or more severe environmental impacts concerning park facilities than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

<sup>223</sup> City of Menifee. *Trails, Parks, Open Space & Recreation Master Plan*. Pages 35 through 37. February 2016.

<sup>224</sup> Menifee Municipal Code, Section 7.75.060: Parkland dedication requirement based on the following formula: Average number of persons per unit ( $2.90 \times 0.005$  acre = acreage of parkland required per unit.  $2.9 \times 0.005 = 0.0145$  acres per unit.  $1,174 \text{ units} \times 0.0145 \text{ acres} = 17.023$  acres of park or recreational facility required to be dedicated.



### ***(v) Other Public Facilities? (GP EIR Impact 5.14-4 and HEU EIR Impact 4.15-5)***

#### **4.15.1.9 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** Buildout of the General Plan would result in an increase in demand for library services in Meniffee. At General Plan buildout, the city would have a population of 158,942. This population increase would require new and expanded public facilities to ensure acceptable service levels. Thus, future development as a result of the General Plan buildout would also be subject to pay development impact fees. The GP EIR analysis concludes that impacts **would be less than significant**.<sup>225</sup>

**Meniffee Housing Element Update EIR.** The forecast population growth from the future housing development facilitated by the HEU would be consistent with the forecasted growth for the region and the city. Thus, future development would not be considered unplanned. Development impact fees would also be required to expand other public facilities such as libraries. Policy updates associated with environmental justice and the Safety Element Update would not affect other public facilities. Additionally, the following updated goals and policies from the Housing Element would maintain the level of any potential impacts to a level of **less than significant**: HE-1, HE Policy 1.1, and HE Policy 1.7.<sup>226</sup>

#### **4.15.1.10 Approved Project Impact Analysis**

No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

#### **4.15.1.11 Proposed Project Impact Analysis**

Development of the proposed Project also would increase demand for other public services, including libraries, community centers, and public healthcare facilities. Although the proposed Project would increase the City's population by approximately 3,405 residents, the proposed Project would not result in a substantial increase in the use of these facilities.

As is the case for fire, police, school, and park facilities, future development facilitated through implementation of the proposed Project would be required to pay development fees used to fund capital costs associated with constructing new public facility structures and purchasing equipment for new public facilities, including libraries, community centers, and public healthcare facilities. Any future construction of new or expansion of existing park facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated at the time such development actions are proposed to or by the City.

<sup>225</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.14-14 and 5.14-15. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1114/Ch-05-14-PS?bidId=>.

<sup>226</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.15-11. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

As detailed under Threshold A of Section 4.14, the proposed Project would not induce substantial population growth in the City or region. Any increase in land use or development intensity therefore would be negligible, and no potential cumulative overburdening of other public facilities requiring new or physically altered facilities is expected to occur. In the same manner as the Approved Project, development proposed under the proposed Project would be subject to compliance with General Plan Housing Element Goal HE-1, HE Policy 1.1, and HE Policy 1.7. The proposed Project would not result in new or more severe environmental impacts concerning other public facilities than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

## 4.16 RECREATION

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project result in increased use of existing neighborhood and regional parks or other recreational facilities where substantial physical deterioration would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed Project result in construction or expansion of recreational facilities that would have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.16.1 Threshold A: Would the proposed Project result in increased use of existing neighborhood and regional parks or other recreational facilities where substantial physical deterioration would occur or be accelerated? (GP EIR Impact 5.15-1 and HEU EIR Impact 4.16-2)

and

### Threshold B: Would the proposed Project result in construction or expansion of recreational facilities that would have an adverse physical effect on the environment? (GP EIR Impact 5.15-2 and HEU EIR Impact 4.16-2)

The analysis presented below applies to both Threshold A and Threshold B of Section 4.16.

#### 4.16.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** Future growth in Menifee in accordance with buildout of the General Plan would increase Menifee's population to an estimated 158,942 residents and therefore increase the demand for parks. This would create demand for 407 acres of new parkland at a ratio of 5 acres of parkland per 1,000 residents. The proposed General Plan designates 725 acres for parks. As a result, under the General Plan, development of park facilities keep pace with the anticipated increase in population. Goals and policies in the General Plan, along with existing federal, State, and local regulations, would mitigate potential adverse impacts pursuant to buildout of the proposed Land Use Plan. Furthermore, environmental review would be required for future development of parks under the proposed Land Use Plan. Additionally, the Quimby Act authorizes cities to require developers to set aside conservation easements, and/or have developers pay development fees for park improvements. Impacts would result in **less than significant impacts** relating to new or

expanded recreational facilities. Impacts would be the same under the Expanded Economic Development Corridor Scenario.<sup>227</sup>

**Menifee Housing Element Update EIR.** The HEU would facilitate future development of up to 8,762 housing units, resulting in an increase of Menifee's population by approximately 25,410 residents and increased demand for recreational uses. However, the population growth estimated from the implementation of the Approved HEU would be within the projected growth estimates of the city and the region. Thus, substantial physical deterioration would not occur or be accelerated by the HEU.

Future residential development facilitated by the Project would still be required to comply with all applicable regulations including the City review and approval process. Menifee Municipal Code Section 8.03.050 requires new residential developments within the city to provide land or in-lieu fees for parks or recreation needs. Goal HE-1, HE Policy 1.1, and HE Policy 1.7, as identified in Section 4.1.1.1, would maintain the current level of any potential impacts. Thus, the Housing Element Update would not create a demand for new or expanded recreational facilities. Impacts would be **less than significant impact**, and no mitigation is required.<sup>228</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee General Plan EIR or the Menifee Housing Element Update EIR.

#### 4.16.1.2 Proposed Project Impact Analysis

As detailed in Section 4.15.1.8 above, the proposed Project would increase the number of residential units in the City by approximately 1,174 units, which is estimated to add approximately 3,405 persons compared to the Approved Project. Pursuant to Chapter 7.75 Parkland Dedication and Fees of the City of Menifee Municipal Code, future Applicants under the proposed Project would either have to dedicate parkland as part of project-specific developments or pay impact fees, which would go to capital improvements to Menifee/VWRD operated parks within the City. The Municipal Code requires project applicants to dedicate approximately 17.023 acres of park or recreational facility land in order to be compliant with Chapter 7.75 of the City of Menifee Municipal Code.<sup>229</sup>

Future development applications under the proposed Project would be reviewed by City staff for compliance with Chapter 7.75 of the City of Menifee Municipal Code, and open space uses incorporated in future developments under the proposed Project would reduce the use of City/VWRD-operated parks within the City, as occupants of future projects have the option to use on-site amenities first before going to a nearby park. In lieu of the park dedication, future project applicants would be able to pay development fees pursuant to Chapter 7.75 of the City of Menifee

<sup>227</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.15-16 and 5.15-7. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1115/Ch-05-15-REC?bidId=>.

<sup>228</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.16-7. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>229</sup> Menifee Municipal Code, Section 7.75.060: Parkland dedication requirement based on the following formula: Average number of persons per unit ( $2.90 \times 0.005$  acre = acreage of parkland required per unit.  $2.9 \times 0.005 = 0.0145$  acres per unit.  $1,174 \text{ units} \times 0.0145 \text{ acres} = 17.023$  acres of park or recreational facility required to be dedicated.

Municipal Code that would be determined by the City and payable by future project applicants prior to final plan approval. The development fees would be applied to capital improvement funds that would be used for City/VWRD park maintenance and new parkland development. The amount of the fee would be equal to a new development's fair share of the costs of developing new parks, open space and recreation facilities, including the acquisition, design, and construction.

As detailed under Threshold A of Section 4.14 above, the proposed Project is consistent with the planned growth of the City and region and therefore would not generate a substantial increase in population within the City. Accordingly, no negative impact related to the City's adopted goal of 5.0 acres of parkland for every 1,000 residents would result from implementation of the proposed Project. The increased demand for new or expanded park facilities would be negligible.

Any future construction of new or expansion of existing park facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated at the time such development actions are proposed to or by the City. The City's joint-use agreement facilities, combined with neighboring parks would offset any incremental increase in parkland demand. The proposed Project would not result in new or more severe environmental impacts concerning substantial physical deterioration of park facilities or from construction of park facilities than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

## 4.17 TRANSPORTATION

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project 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"/>
b. Would the proposed Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the proposed Project substantially increase hazards due to a sharp geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the proposed Project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The information in this section for the proposed Project is derived from the Menifee Code Amendment Project Trip Generation Analysis and Vehicle Miles Traveled Analysis Memorandum prepared by LSA Associates, Inc. on August 30, 2022 (Appendix B).

### 4.17.1 Threshold A: Would the proposed Project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (GP EIR Impacts 5.16-1, 5.16-2, and 5.16-4 and HEU EIR Impact 4.17-1)

#### 4.17.1.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** The GP EIR analyzed level of service for roadway segments and intersections within the City under three future scenarios: one interim year scenario (Riverside County Integrated Project - RCIP 2035) and two separate buildout (Post-2035) scenarios, where the RCIP 2035 scenario assumes normal employment growth and 30 percent population growth in the City while the Post-2035 buildout scenarios account for full occupancy of residential and nonresidential land uses included in the proposed General Plan Land Use Element under a standard scenario and under the expanded EDC scenario. The roadway segment analysis is presented only as a planning tool to assess the adequacy of the existing and proposed General Plan Circulation Element functional roadway classifications. In the City's General Plan analysis for roadway segment levels of service, if adjacent intersections provide the lanes needed to achieve acceptable peak hour level of service, segment capacity improvements between key intersections were generally not deemed necessary.

Under the RCIP 2035 scenario, the proposed RivTAM roadway network would provide adequate capacity to accommodate interim year 2035 conditions on all of the study area roadway segments

with the exception of McCall Boulevard between Bradley Road and I-215 southbound ramps and at all study area intersections except for the intersection of Bradley Road and McCall Boulevard.

As indicated above, two separate buildout-post 2035 conditions were analyzed, the standard build-out scenario and the expanded EDC buildout scenario. The differences between the standard buildout scenario and expanded EDC scenario are as follows:

- Increase the EDC area
  - Add 197 acres to the EDC-designated area
  - Increase nonretail by 3,260,901 square feet
- Reduce the Rural Residential area
  - Remove 4 acres of the RR1 (1-acre minimum) land use designation and 193 acres of the RR2 (2 acres minimum) land use designation
  - Reduce population by 281 persons
  - Reduce total number of units by 101

The level of service analysis concluded that the following eight study area roadway segments may exceed the roadway capacity under both the standard buildout-post 2035 scenario as well as under the expanded EDC buildout scenario:

- Murrieta Road north of Newport Road
- Haun Road south of Newport Road
- McCall Boulevard west of Bradley Road
- McCall Boulevard between Bradley Road & I-215 SB Ramp
- McCall Boulevard between I-215 SB Ramp & I-215 NB Ramp
- McCall Boulevard between I-215 NB Ramp & Encanto Drive
- Newport Road west of Haun Road
- Newport Road between Haun Road & the I-215 Southbound Ramps

Likewise, the level of service analysis concluded that the following four study area intersections would experience unacceptable levels of service conditions under both the standard buildout-post 2035 scenario as well as under the expanded EDC buildout scenario:

- Bradley Road at McCall Boulevard
- Haun Road at Newport Road
- Menifee Road at SR-74 (Pinacate Road)
- Menifee Road at McCall Boulevard

The GP EIR prescribed **GP EIR Mitigation Measure 16-1** and **GP EIR Mitigation Measure 16-2** to address area-wide intersection deficiencies during the weekday AM and PM peak commute hours under the Post-2035 standard and Expanded EDC scenarios buildout. Additional physical roadway improvements (improvements above and beyond programmed improvements) are presented in the Mitigation Measure below, which include a combination of required lane geometrics at key intersections.

**GP EIR 16-1** As development occurs, the City of Menifee shall implement intersection improvements identified below. When applicable, implementation of transportation



improvements shall be conducted in coordination with Caltrans and/or the County of Riverside. The intersection improvements are ultimately subject to the review, approval, modification, and implementation of the City. Further environmental review may be required on a project-specific basis for certain intersection improvements.

- Bradley Road at McCall Blvd
  - o add a second northbound right-turn lane
  - o add a third eastbound through lane
  - o add a third westbound through lane
- Haun Road at Newport Road
  - o add a fourth eastbound through lane
  - o add a fourth westbound through lane
  - o remove both the northbound (east leg) and southbound (west leg) crosswalks
- Menifee Road at SR-74 (Pinacate Rd.)
  - o add a second northbound right-turn lane
- Menifee Road at McCall Boulevard
  - o add a southbound right-turn overlap phase
  - o add a second westbound right-turn lane

**GP EIR 16-2** Prior to issuance of each building permit, appropriate Traffic Impact and TUMF fees shall be paid by the property owner/developer in amounts determined by the City Council Resolution in effect at the time of issuance of the building permit.

With implementation of **GP EIR Mitigation Measure 16-1** and **GP EIR Mitigation Measure 16-2**, all affected study area intersections would operate at acceptable levels of service for long-range future conditions. Impacts would be **less than significant with mitigation incorporated**.<sup>230</sup>

The City features two Riverside County Congestion Management Plan system roadways: I-215 and SR-74. While SR-74 currently operates and would continue to operate at acceptable levels of service under all three analysis scenarios, the I-215 freeway is expected to exceed and potentially exceed the daily capacity on three mainline segments (from McCall Boulevard to south of Scott Road). The GP EIR prescribed **GP EIR Mitigation Measure 16-3** to contribute to the preparation of a deficiency plan, as detailed below.

**GP EIR 16-3** The City of Menifee shall contribute to the preparation of the deficiency plan, which will consider mitigation measures, including Transportation Demand Management (TDM) strategies and transit alternatives, and a schedule for mitigating deficiency to

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<sup>230</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.16-29 through 5.16-68. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1116/Ch-05-16-T?bidId=>.

reduce impacts at the I-215 mainline segments. Once the need for improvements has been identified by Caltrans for a particular freeway mainline segment and a program for implementing the required improvements has been developed, the City will coordinate with Caltrans, as appropriate. Contributions may be in the form of developer fees, freeway improvements, development in lieu of fees, state or federal funds, or other programs, as appropriate. Contributions required of individual development projects will be determined on a project-by-project basis at the time of development application review and will be based on a traffic analysis undertaken for individual development project applicants.

The affected facility (I-215) is under the jurisdiction of Caltrans, and the City does not have the authority to implement any recommended improvements or to fund recommended improvements through the City's development impact fees. Therefore, even with implementation of **GP EIR Mitigation Measure 16-3**, levels of service impacts to I-215 from McCall Boulevard to south of Scott Road would remain **significant and unavoidable**.<sup>231</sup>

The City's circulation network includes not only typical vehicle roadway infrastructure but also infrastructure to facilitate alternative transportation modes including walking, bicycling, transit, and neighborhood electric vehicles such as golf carts. General Plan Policies C2.1 to C2.5 in the Circulation Element would ensure adequate modes of nonmotorized transportation continue to be provided and expanded where feasible. General Plan Policies C3.1 to C3.6 in the Circulation Element would promote transit opportunities throughout the City. By providing alternative mode choices for residents, the City's mobility infrastructure contributes to a reduction in regional GHG emissions from transportation and helps to achieve statewide emission reduction targets. Accordingly, the GP EIR determined that bicycle, pedestrian, transit, neighborhood electric vehicle networks and plans to not conflict with policies, plans, and programs for alternative transportation. **No impacts** would occur.<sup>232</sup>

In summary, level of service impacts to study area roadways and intersections would be reduced to **less than significant with implementation of Mitigation Measures GP EIR 16-1 and GP EIR 16-2**. Level of service impacts to I-215 from McCall Boulevard to south of Scott Road would remain **significant and unavoidable** even with **Mitigation Measure GP EIR 16-3**. Finally, buildout of the General Plan would not conflict with and therefore have **no impact** to policies, plans, and programs for alternative transportation. Ultimately, although buildout of the General Plan would not conflict with policies, plans, and/or programs regarding alternative transportation, it would conflict with goals established to maintain adequate levels of service for its circulation network designed to accommodate motor vehicles. Even with mitigation, impacts would remain **significant and unavoidable**.

<sup>231</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p 5.16-68. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1116/Ch-05-16-T?bidId=>.

<sup>232</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.16-29 through 5.16-68. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1116/Ch-05-16-T?bidId=>.

**Menifee Housing Element Update EIR.** Implementation of the HEU would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. However, the HEU EIR identified the possibility of direct conflict with transportation programs, plans, policies, and ordinances since some candidate sites would be near Interstate 215. Thus, future housing development facilitated by build-out of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Compliance with the General Plan Circulation Element would also be required. The Circulation Element provides guidance on the City's goals for the roadway system, bicycles and pedestrians, public transit, NEVs and golf carts, and goods movement. The HEU EIR determined that any future housing development facilitated by the Approved Project would not conflict with an adopted program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1.7, Goal HE-2, HE Policy 2.2, and HE Policy 2.3, as identified in Section 4.1.3.1, would maintain transportation plan impacts at a level of **less than significant**.<sup>233</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the GP EIR and HEU EIR.

#### 4.17.1.2 Proposed Project Impact Analysis

The existing setting of the proposed Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. Most of the proposed Project site does not feature sidewalks, bicycle facilities, or transit infrastructure because there are very few roadways and/or developed properties in the area to require them.

As future development applications are proposed, projects would be subject to design review pursuant to Title 9 (Planning and Zoning) of the City Municipal Code in conjunction with site specific evaluation pursuant to CEQA and General Plan Policies C2.1 to C2.5 and C3.1 to C3.6 in the Circulation Element to ensure land development would include provisions for alternative mobility infrastructure. Typical alternative mobility infrastructure could include roadway frontage improvements such as curb and gutter, sidewalks, street trees, lighting, bike lanes/routes in accordance with the Circulation Element. Additional improvements could include roadway intersection and segment improvements to include crosswalks and provide additional road width for vehicles and bicycles/neighborhood electric vehicles to co-operate and connect to existing transit facilities in other areas of the City. Finally, Riverside Transit Agency continually reviews and updates transit service in its service territory to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments, which may lead either to enhanced or reduced service where appropriate. As specific development projects are reviewed by City Staff pursuant to CEQA, the Riverside Transit Agency would have opportunity to comment on each project to evaluate how it would influence ridership and demand. Accordingly, future projects would

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<sup>233</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.17.-12. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

be conditioned when and where deemed necessary to incorporate provisions for transit service in the project design. As a matter of regulatory policy, any new bus stops would be developed in accordance with Title III, Public Accommodations, of 28 Code of Federal Regulations Part 36, the Americans with Disabilities Act and applicable City standards that support and/or facilitate alternative modes of transportation. Therefore, implementation of the proposed Project would not conflict with a program, plan, ordinance, or policy addressing alternative modes of transportation.

The trip generations for the existing (EDC-SG) and proposed (EDC-CC) mix of land uses within the 533.87 proposed Project site were developed using rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition) for Land Uses 220 – “Multifamily Housing (Low-Rise) Not Close to Rail Transit”, 710 – “General Office Building”, 770 – “Business Park”, and 820 – “Shopping Center (>150).” Appendix B shows the trip generations for the existing (EDC-SG) and proposed (EDC-CC) mix of land uses and indicates the proposed (EDC-CC) mix of land uses are anticipated to generate 2,080 fewer net trips during the a.m. peak hour, 229 more net trips during the p.m. peak hour, and 3,469 fewer net daily trips. As per the City’s *LOS Traffic Study Guidelines* (revised October 2020), a level of service-based operational analysis is required if a project generates more than 50 peak hour trips. Since the proposed (EDC-CC) mix of land uses are anticipated to generate more than 50 net trips during the p.m. peak hour, the City would be requiring site-specific traffic operations analyses to be prepared by individual projects as they are proposed under the proposed project pursuant to City policy and **Mitigation Measures GP EIR 16-1**. It should be noted, however, that *CEQA Guidelines* Section 15064.3 “describes specific considerations for evaluating a project’s transportation impacts” and provides that, except for roadway capacity projects, “a project’s effect on automobile delay shall not constitute a significant environmental impact.” (CEQA Guidelines, § 15064.3(a).) CEQA Guidelines Section 15064.3 further specifies that “vehicle miles traveled is the most appropriate measure of transportation impacts.” Therefore, site-specific traffic operations analyses prescribed by the City for all projects anticipated to generate more than 50 net trips during the a.m. or p.m. peak hour would be for the purpose of minimizing traffic congestion pursuant to goals established in the General Plan Circulation Element and not pursuant to CEQA.

As stated above, implementation of the proposed Project, in the same manner as the Approved Project, would not conflict with a program, plan, ordinance, or policy addressing alternative modes of transportation. Also, in the same manner as the Approved Project, future development facilitated under the proposed Project would be subject to applicable TUMF fees imposed on new residential, industrial, and commercial development through application of the TUMF fee ordinance. Fees would be collected at the building or occupancy permit stage. As prescribed above via **GP EIR Mitigation Measure 16-2**, future project applicants under the proposed Project would be subject to the TUMF fee program and would pay the requisite TUMF fees at the rates then in effect pursuant to the TUMF Ordinance. Additionally, implementation of the proposed Project would be subject to **GP EIR Mitigation Measure 16-3** to contribute toward preparation of a deficiency plan as future development contributes vehicle trips to I-215. I-215 is under the jurisdiction of Caltrans, and the City does not have the authority to implement any recommended improvements or to fund recommended improvements through the City’s development impact fees. Therefore, in the same manner as the Approved Project, levels of service impacts to I-215 under buildout of the proposed Project would remain **significant and unavoidable** even with implementation of **GP EIR Mitigation**

**Measure 16-3**, levels of service impacts to I-215 from McCall Boulevard to south of Scott Road would remain **significant and unavoidable**. The proposed Project therefore would not result in new or more severe environmental impacts concerning conflict with a program, plan, ordinance, or policy addressing the circulation system than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.17.2 Threshold B: Would the proposed Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? (HEU EIR Impact 4.17-2)

##### 4.17.2.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** On December 28, 2018, the California Office of Administrative Law cleared the revised State CEQA Guidelines for use. Among the changes to the guidelines was removal of vehicle delay and level of service from consideration under CEQA. With the adopted guidelines, transportation impacts were required to be evaluated based on a project's generation of vehicle miles traveled (VMT). On June 3, 2020, the City adopted its Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT).<sup>234</sup> Since the GP EIR for the Approved Project was certified in 2013, prior to the December 28, 2018 revision to the CEQA Guidelines, a VMT analysis was not prepared for the Approved Project. As such, the GP EIR did not include a discussion of the Approved Project's impacts on VMT, and no finding was made in this regard. New development facilitated by the General Plan would be subject to compliance with CEQA Guidelines section 15064.3(b) regarding VMT.

**Menifee Housing Element Update EIR.** The Housing Element Update would facilitate future development of 8,696 dwelling units in Menifee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. However, The Menifee HEU EIR identified the possibility of direct traffic impacts as a result of VMT. Future development facilitated by the HEU would be subject to discretionary review to determine if the development would create a significant impact to VMT on a project-specific basis using the following VMT thresholds:<sup>235</sup>

- The baseline project-generated VMT per service population exceeds the County of Riverside General Plan Buildout VMT per service population; or
- The cumulative project-generated VMT per service population exceeds the County of Riverside General Plan Buildout VMT per service population and utilizing the Origin Destination OD/VMT per service population methodology for County General Plan Buildout and utilizing RIVTAM (March 2020), the County VMT/service population threshold is 35.68.

<sup>234</sup> Fehr and Peers. 2020. City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled. June. Website: [https://cityofmenifee.us/DocumentCenter/View/10627/Final-Adopted-TIA-Guidelines-for-VMT\\_6-3-20](https://cityofmenifee.us/DocumentCenter/View/10627/Final-Adopted-TIA-Guidelines-for-VMT_6-3-20).

<sup>235</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.17.-13 and 4.17-14. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

A project's effect on VMT would be considered significant if it resulted in either of the following conditions to be satisfied:

- The baseline link-level Citywide boundary VMT per service population to increase under the plus project condition compared to the no project condition; or
- The cumulative link-level Citywide boundary VMT per service population to increase under the plus project condition compared to the no project condition.

If a project is not screened out of a significant VMT impact, transportation demand management (TDM) or payment of lieu-in fee mitigation would be required to reduce the project-level VMT below the County General Plan Buildout baseline or cumulative VMT per service population. Any such mitigation would be implemented in accordance with City-established TDMs or comply with the policies of the General Plan and Municipal Code, CEQA Guidelines, for TIA and VMT Analysis, and the California Complete Streets Act (AB 1358). Furthermore, Goal HE-1 and HE Policy 1.2, identified above in Section 4.1.1.1, and HE Policy 1.7, Goal HE-2, HE Policy 2.2, and HE Policy 2.3, as identified in Section 4.1.3.1, would ensure VMT impacts would remain **less than significant**.<sup>236</sup>

**Approved Project Mitigation Measures.** The GP EIR and the HEU EIR did not recommend mitigation measures to reduce VMT impacts for the Approved Project.

#### 4.17.2.2 Proposed Project Impact Analysis

Per the City's VMT Analysis Guidelines, projects generating fewer than 110 daily vehicle trips can be presumed to have a less than significant VMT impact and may be screened from a VMT analysis. As detailed in Appendix B, the proposed (EDC-CC) mix of land uses within the proposed Project site are anticipated to generate 3,469 fewer daily trips than the existing (EDC-SG) mix of uses in City's General Plan under the Approved Project. Additionally, the proposed Project would contribute toward balance of the job-to-housing ratio in Menifee by increasing both residential development and commercial retail and commercial office development potential in proximity to each other. Land use strategies that would contribute toward balance of the jobs-to-housing ratio would help reduce regional vehicle miles traveled and greenhouse gas emissions. When compared to the Approved Project, implementation of the proposed Project would generate 3,469 fewer daily vehicle trips and therefore would not result in a new or more severe environmental impact concerning VMT than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

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<sup>236</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.7-14. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.



**4.17.3 Threshold C: Would the proposed Project substantially increase hazards due to a sharp geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (GP EIR Impact 5.16-5 and HEU EIR Impact 4.16-3)**

and

**Threshold D: Would the proposed Project result in inadequate emergency access? (GP EIR Impact 5.16-3 and HEU EIR Impact 4.16-4)**

The analysis presented below applies to both Threshold C and Threshold D of Section 4.17.

**4.17.3.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** Buildout of the General Plan would result in select changes to the City's circulation network. However, it would not increase hazards or impact emergency access due to design features of the adopted Riverside County Integrated Plan (RCIP). The RCIP gives design recommendation for a broader array of traffic volume conditions and modes to provide appropriate lane capacities within limited rights-of-way. The plan also provides detailed information on lane configurations, shoulders, medians, etc.<sup>237</sup> Future projects as a result of the General Plan buildout would comply with design guidelines. Additionally, at full General Plan buildout, development in many parts of Meniffee would create urban uses in currently undeveloped areas, generating employees and residents. However, implementation of the approved General Plan is not expected to result in inadequate emergency access.

Policies listed in GP EIR Chapter 5.16 give substantial consideration to the City's transportation networks. These policies are detailed in the General Plan Circulation Element. Upon implementation of these policies and adherence to the Municipal Code and the RCIP, build out of the General Plan would not affect emergency accesses. Emergency impacts would be **less than significant**.<sup>238</sup>

**Meniffee Housing Element EIR.** The City has adopted the California Fire Code and Meniffee Municipal Code Section 503.2.2, which applies to all development within Meniffee. The code provides fire transportation design features compliance with Riverside County Fire Department Standards and Policies. The Fire Code also provides standards for additional road dimensions, designs, grades, and other fire safety features. All future development facilitated by the HEU would be subject to the City's discretionary review and approval process pursuant to CEQA Guidelines to minimize transportation-related hazards at project-specific levels. It is expected that future projects would comply with the mentioned codes, goals, policies, regulations, and ordinances.

<sup>237</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.16-49. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1116/Ch-05-16-T?bidId=>.

<sup>238</sup> Ibid. p. 5.16-50.



Goal HE-1 and HE Policy 1.7, identified above in Section 4.1.1.1, and HE Policy 1.7, Goal HE-2, HE Policy 2.2, and HE Policy 2.3, as identified in Section 4.1.3.1, would maintain transportation plan impacts at a level of **less than significant**.<sup>239</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the GP EIR and the HEU EIR for the Approved Project.

#### 4.17.3.2 Proposed Project Impact Analysis

The existing setting of the proposed Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. Most of the proposed Project site does not feature roadways and/or developed properties in the area to result in geometric hazards or inadequate emergency access because there are very few facilities currently within the proposed Project site to facilitate occupancy.

The Approved Project analysis identified that City's LHMP and County's EOP are the City's emergency plans. The most current LHMP and EOP were updated in 2021. The Approved Project analysis also identified that Menifee has a large percentage of area designated Moderate, High, and Very High Fire Hazard Severity Zone (VHFHSZ). The proposed Project is not within a VHFHSZ, but is adjacent to one on Sherman Road (east of the Project site).<sup>240</sup> As future development applications are proposed, projects would be subject to design review pursuant to Title 9 (Planning and Zoning) and Section 503.2.2 of the City Municipal Code in conjunction with the California Fire Code and site-specific plan check by the RCFD and Menifee Police Department to ensure projects are designed and implemented consistent with City standards and requirements. In the same manner as the Approved Project, future developments implemented under the proposed Project would be subject to site-specific plan checks in accordance with CEQA, the RCIP, LHMP, EOP, California Fire Code, Municipal Code Section 503.2.2, and Housing Element Goal HE-1, HE Policy 1.2, HE Policy 1.7, Goal HE-2, HE Policy 2.2, and HE Policy 2.3 to ensure implementation of the proposed Project would not result in geometric hazards or inadequate emergency access. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning geometric hazards or inadequate emergency access than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

<sup>239</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.15-15. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>240</sup> Ibid.

**4.18 TRIBAL CULTURAL RESOURCES**

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
(i) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) 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"/>

**4.18.1 Threshold A: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

*(i) 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)?*

and

*(ii) 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. (HEU EIR Impact 4.18-1)*

#### 4.18.1.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** The General Plan Final Environmental Impact Report (GP EIR) did not analyze tribal cultural resources, and no finding was made in this regard. Since GP EIR certification, *State CEQA Guidelines* Appendix G has been revised to include a new Tribal Cultural Resources threshold, Public Resources Code (PRC) Section 21080.3.1. New development facilitated by the General Plan would be subject to compliance with PRC Section 21080.3.1 regarding tribal cultural resources.

**Meniffee Housing Element Update EIR.** Assembly Bill (AB) 52, set forth in Chapter 532, Statutes of 2014, requires that lead agencies evaluate a project's potential impact on tribal cultural resources. The HEU would facilitate future development of 8,696 dwelling units in Meniffee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Meniffee HEU would not physically impact tribal cultural resources. However, the future development of these units was determined to likely impact tribal cultural resources since the candidate sites are vacant and undeveloped and unknown tribal cultural resources have a higher potential of occurring in previously vacant, undeveloped sites. Thus, future development facilitated by the HEU may still affect previously unidentified Native American tribal cultural resources.

This risk remains for parcels that are developed, as well as parcels that are vacant and undeveloped. Additionally, according to Exhibit OSC-4 of the HEU EIR, the majority of Meniffee is within land designated with high paleontological sensitivity. Future housing development facilitated by build out of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.

**Mitigation Measures HEU EIR TCR-1 and TCR-2** were included in the HEU EIR to reduce impacts. To further reduce impacts, The HEU EIR also complied with Senate Bill (SB) 18, AB 52, and PRC Section 21080.3.1(b) which includes tribes to be involved in the environmental review process not only during the design stages of the HEU but also during development of projects facilitated through its implementation.

Interested Native American tribes that participated in the City's consultation efforts include the Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Juaneno Band of Mission Indians Acjachemen Nation-Belardes, La Jolla Band of Luiseno Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pauma Band of Luiseno Indians, Pechanga Band of Luiseno Indians, Quechan Tribe of the Fort Yuma Reservation, Ramona Band of Cahuilla, Rincon Band of Luiseno Indians, San Luis Rey Band of Mission Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, and Torres-Martinez Desert Cahuilla Indians.

With the HEU's compliance with existing regulations and implementation of **Mitigation Measures HEU EIR TCR-1 and TCR-2**, impacts in this regard would be reduced to **less than significant with mitigation incorporated**.

**Approved Project Mitigation Measures.** The GP EIR did not analyze tribal cultural resources and therefore did not prescribe mitigation measures for this resource.

**HEU EIR MM TCR-1 Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any tribal, cultural, or archaeological resources during ground-disturbing activities, the Applicant shall immediately cease such activities in the immediate vicinity. The find will then be assessed by a qualified archeologist retained by the Applicant and a tribal monitor/consultant approved by the consulting tribe. The applicant shall promptly notify the Planning and Community Development Director to the discovery of resources. If the resources are Native American in origin, the consulting tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the tribe will request preservation in place or recovery for educational purposes. At the direction of the qualified archaeologist and tribal monitor/consultant, and in coordination with the Planning and Community Development Department, work may continue on other parts of the affected site while evaluation and, if necessary, additional protective measures are completed at the affected portion of the site pursuant to *State CEQA Guidelines* Section 15064.5 [f]. If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time and funding to allow for sufficient implementation of avoidance measures must be made available. The treatment plan established for the resources shall be in accordance with *State CEQA Guidelines* Section 15064.5(f) for historical resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment upon identification of unique archeological resources (Public Resources Code Section 21083.2(b)). If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the consulting tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the San Diego Archeological Center. Acceptance and curation of the historic archeological materials will be at the discretion of the institution. If no institution accepts the archaeological material, they shall be offered to the consulting tribe or the Del Mar Historical Society for educational purposes.

**HEU EIR MM TCR-2 Consultation with the Soboba Tribe of Luiseno Indians.** Consultation from the Soboba Tribe of Luiseno Indians should be requested during the permitting and development of future housing units facilitated by the Project. Future applicants should also include a Soboba Band of Luiseño Indians Native American Monitor to be present during any ground disturbing proceedings. Including surveys and archaeological testing. As well, the future applicants

conduct proper procedures when encountering tribal cultural resources of the Soboba Tribe of Luiseno Indians. Cultural Items (Artifacts). Future applicants should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the tribal monitor for appropriate treatment. If found to be of significance to the Soboba Tribe of Luiseno Indians, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, the archeologist of the future applicant may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

#### 4.18.1.2 Proposed Project Impact Analysis

Similar to the Approved Project, the proposed Project would establish a framework for future development that would be subject to compliance with updated goals, policies, and development standards of the Meniffee General Plan,<sup>241</sup> Meniffee HEU, and PRC Sections 21080.3.1 21080.3.2 regarding tribal cultural resources.

The existing setting of the proposed Project site is mostly vacant/undeveloped with the exception of a self-storage facility, a plant nursery, and a parking lot. As mentioned in HEU EIR, unknown tribal cultural resources have a higher potential of occurring on vacant, undeveloped properties. Thus, future development facilitated by the proposed Project may impact previously unidentified Native American tribal cultural resources. Thus, in the same manner as the Approved Project, the proposed Project would implement **Mitigation Measures HEU EIR TCR-1 and TCR-2** for future developments under the Proposed Project. Additionally, future development facilitated by the proposed Project would be subject to compliance with SB 18, AB 52, and PRC Section 21080.3.1 so that future projects facilitated by the proposed Project would include consultation with tribes during environmental review to reduce impacts to tribal cultural resources. Therefore, in a similar manner as the Approved Project, the proposed Project would result in a **less than significant impact with mitigation incorporated**. The proposed Project would not result in new or more severe environmental impacts concerning tribal cultural resources than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** Mitigation Measure **HEU EIR TCR-1 and HEU EIR TCR-2**, as prescribed in the HEU EIR, would apply to the proposed Project. No new mitigation measures are required.

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<sup>241</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. Appendix C (City of Meniffee General Plan Goals and Policies). September. Website: [https://www.cityofmeniffee.us/DocumentCenter/View/1129/C\\_GP-Goals-Policies?bidId=](https://www.cityofmeniffee.us/DocumentCenter/View/1129/C_GP-Goals-Policies?bidId=).

**4.19 UTILITIES AND SERVICE SYSTEMS**

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. Would the proposed Project 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"/>
b. Would the proposed Project 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"/>
c. Would the proposed Project 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"/>
d. Would the proposed Project 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"/>
e. Would the proposed Project 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"/>

**4.19.1 Threshold A: Would the proposed Project 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? (GP EIR Impact 5.17-2, 5.17-5, 5.17-7 and HEU EIR Impact 4.19-1)**

**4.19.1.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** The General Plan buildout would create a net increase in water demand of about 21.8 million gallons per day (mgd). The Eastern Municipal Water District (EMWD) services the City. The EMWD operates two treatment plants that treat water supplies. These two plants have a combined capacity of 850 mgd. At the time of the analysis, the City was proposing a new filtration plant. The GP EIR determined that the filtration plants would have capacity of 36 mgd when the expansion is completed. Three desalters are also included in the EMWD services and will have a total capacity of 12.1 mgd. The water treatment facilities have a total capacity of almost 900 mgd

after completion of the new planned facilities. Thus, the GP EIR determined sufficient water treatment capacity in the region would meet the forecast increase in water demand as a result of the General Plan buildout.<sup>242</sup>

Additionally, buildout of Menifee would increase impervious hardscapes, as the buildout would include the development of residential, industrial, and commercial development. This would increase the amount of stormwater runoff, resulting in demand for expanded or new storm drainage facilities. The General Plan buildout would construct new storm drainage facilities, including a Riverside County Flood Control and Water Conservation District facility in the Homeland/Romoland region. Future development in the Homeland/Romoland region would be required to pay up to \$12,636 per acre for drainage fees. Additionally, future projects would require project-specific environmental review to reduce impacts.<sup>243</sup>

Electricity demand would also result in a net increase due to the General Plan buildout. The increase for electricity was found to be approximately 709 million kilowatts per hour or 709 gigawatts per year. However, the GP EIR concluded that the General Plan buildout is well within the City's growth and total estimated electricity consumption in Southern California Edison's service area. General Plan buildout would not require Southern California Edison to develop new or expand on existing electricity supplies. General Plan buildout would also be well within forecast of The Gas Company's natural gas supplies for Menifee's estimated natural gas consumption. The Gas Company would not acquire new or expand on existing natural gas supplies.<sup>244</sup> Telecommunication facilities available to the serve the city were also found to also be adequate for future growth.<sup>245</sup>

Land Use policies listed in GP EIR Chapter 5.17 give substantial consideration to the full range of public utilities and related services that provide for the immediate and long-term needs of the community. These policies are detailed in the General Plan Land Use Element (LU-3). Implementation of these policies, adherence to the Municipal Code, and project-specific evaluation pursuant to CEQA as development applications are submitted to the City would ensure build-out of the General Plan would not result in construction or relocation of utility infrastructure that would cause significant environmental effects. Impacts would be **less than significant**.<sup>246</sup>

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<sup>242</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.17-4. September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=.](https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=)

<sup>243</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.17-11. September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=.](https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=)

<sup>244</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.17-17. September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=.](https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=)

<sup>245</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.17-14. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=.](https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=)

<sup>246</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.17-11. September. Website: [https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=.](https://www.cityofmenifee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=)



**Menifee Housing Element Update EIR.** Similar analysis as above: Implementation of the HEU would result in increased water, wastewater treatment, electric power, natural gas, and telecommunications demands as the HEU would facilitate the development of 8,696 additional dwelling units. Future housing development facilitated by build out of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses.<sup>247</sup>

All future housing development facilitated by the HEU would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. Furthermore, Table 4.19-3 in the HEU EIR shows utility providers have sufficient capacity for the Menifee General Plan and the 2021–2029 Housing Element Update's (Approved Project's) forecast demands and generation volumes. In addition to Policy S-4.17, identified above in Section 4.9.7.1, the following updated goals and policies of the Housing Element would ensure impacts from the relocation or construction of new or expanded utilities remain **less than significant**.

**S-7.2:** Ensure that the City's water supply is protected against drought conditions intensified by climate change.

**S-7.9:** Promote drought resistant landscaping to continue reducing water consumption and potential fuel sources.

Therefore, a less than significant impact would occur, and no mitigation is required.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.19.1.2 Proposed Project Impact Analysis

Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the utility impact analysis presented in the Approved Project has considered the utility demand for the proposed Project.

The proposed Project would be subject to compliance with land use policies listed in GP EIR Chapter 5.17, which give substantial consideration to the full range of public utilities and related services that provide for the immediate and long-term needs of the community. As detailed in the GP EIR and HEU EIR, buildout of the General Plan plus the additional 8,696 dwelling units that would be facilitated through implementation of the HEU would not overburden the existing and planned utility infrastructure in the City.

According to the HEU EIR, City projections for population growth at buildout in 2045 without implementation of the HEU would be approximately 129,800 residents, while implementation of the

<sup>247</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.19-13. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

HEU would generate population growth to a lesser degree at approximately 122,503 residents, even while facilitating future development of 8,762 additional dwelling units than planned in the General Plan.<sup>248</sup> Implementation of the proposed Project would generate an additional 1,174 dwelling units, thus increasing the total number of additional dwelling units anticipated in the City to approximately 9,936. Using the same methodology applied in the HEU EIR for average household size (2.90 persons per dwelling unit), implementation of the proposed Project would increase the City's population by 3,405 persons compared to the Approved Project, bringing the total at buildout to approximately 125,908 persons.<sup>249</sup> Nevertheless, the total population anticipated through implementation of the proposed Project would still be less than the previously-anticipated 129,800 residents at buildout of the General Plan without the HEU or proposed Project under which the finding that existing and planned utility infrastructure would be adequate was made. Therefore, growth and induced demand for utility infrastructure under the proposed Project would not exceed growth projections of buildout of the General Plan under the Approved Project. Accordingly, cumulative overburdening of community infrastructure and service capacity is not expected to occur from implementation of the proposed Project.

In the same manner as the Approved Project, future development under the proposed Project would be subject to land use policies listed in GP EIR Chapter 5.17, Policy S-4.17 identified above in Section 4.9.7.1, and Policies S-7.2 and S-7.9, as well as project-specific evaluation pursuant to CEQA to evaluate the extent to which construction or relocation of utility infrastructure would result in adverse environmental effects. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning construction or relocation of utility infrastructure than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### **4.19.2 Threshold B: Would the proposed Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (GP EIR Impact 5.17-1 and HEU EIR Impact 4.19-2)**

##### **4.19.2.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** See Threshold A above, Section 4.19, for the GP EIR analysis of water supplies for the General Plan.

Additionally, the GP EIR determined that the General Plan buildout would be within EMWD's forecast of water supplies over the 2015–2035 period. Adequate water supplies exist in Menifee, and it was determined that these supplies would remain adequate during normal, dry, and multiple dry years. Upon implementation of these policies and adherence to the Municipal Code, buildout of

<sup>248</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.14-11. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>249</sup> HEU buildout projection of 122,503 residents plus additional 3,405 residents under changes per the proposed Project = 125,908 residents.

the General Plan would not provide the construction or relocation of utility infrastructure that would cause negative environmental effects; thus, impacts would be **less than significant**.<sup>250</sup>

**Menifee Housing Element Update EIR.** Implementation of the HEU would not facilitate development in a manner that would exceed the water supply capacity for EMWD in single or multiple dry years. Further, future development facilitated by the HEU would be required to adhere to all federal, State, and local requirements during construction and operation for ensuring that sufficient water supplies are available. Additionally, the updated goals and policies from the Housing Element, Land Use Element, and Environmental Justice Element identified above would maintain any potential impacts at a **level less than significant**. Therefore, no mitigation is required.<sup>251</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.19.2.2 Proposed Project Impact Analysis

Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the utility impact analysis presented in the Approved Project has considered the utility demand for the proposed Project. As detailed in the GP EIR and HEU EIR, buildout of the General Plan plus the additional 8,696 dwelling units that would be facilitated through implementation of the HEU would not overburden the existing and planned water supply of the EMWD.

As stated above for Section 4.19 Threshold A, total City population anticipated through implementation of the proposed Project would still be less than the previously-anticipated 129,800 residents at buildout of the General Plan without the HEU or proposed Project under which the finding that existing and planned EMWD water supply would be adequate was made. Therefore, growth and induced demand for water supply under the proposed Project would not exceed growth projections of buildout of the General Plan under the Approved Project. Accordingly, EMWD water supplies are expected to be adequate from implementation of the proposed Project.

In the same manner as the Approved Project, future development under the proposed Project would be subject to land use policies listed in GP EIR Chapter 5.17, Policy S-4.17 identified above in Section 4.9.7.1, and Policies S-7.2 and S-7.9, as well as project-specific evaluation pursuant to CEQA to evaluate the extent to which each individual project would require a portion of the EMWD's water supply. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning water supply than anticipated for the Approved Project.

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<sup>250</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.1-4. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1101/Ch-05-01-AE?bidId=> (accessed June 10, 2022).

<sup>251</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.19-13. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

**Proposed Project Mitigation Measures.** No mitigation is required.

**4.19.3 Threshold C: Would the proposed Project 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? (GP EIR Impact 5.17-3 and HEU EIR Impact 4.19-3)**

**4.19.3.1 Approved Project Impact Analysis**

**Meniffee General Plan EIR.** General Plan buildout would create a net increase in water demand of about 21.8 mgd. The EMWD operates two treatment plants. At the time of the analysis, the City was proposing a new filtration plant. Three desalters are also included in the EMWD service capacity. These water treatment facilities have a total capacity of almost 900 mgd after completion of the new planned facilities. Thus, the GP EIR determined sufficient water treatment capacity in the region would meet the forecast increase in water demand as a result of General Plan buildout.<sup>252</sup> Upon implementation of policies and adherence to the Municipal Code, build out of the General Plan would be within the capacity of the wastewater treatment provider. Impacts would be **less than significant**.<sup>253</sup>

**Meniffee Housing Element Update EIR.** The HEU would facilitate future development of up to 8,762 housing units that would generate approximately 45,925 acre-feet per year of wastewater, which would be treated at a regional water reclamation facility. There are four as noted in Table 4.19-2 of the HEU EIR. The HEU would constitute only 3.5 percent of EMWD's regional water reclamation facility capacity. Therefore, EMWD has adequate capacity to serve the Approved Project's estimated demand for wastewater treatment. Future development facilitated by build out of the HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU as well as Title 9 (Planning and Zoning) of the City Municipal Code. Meniffee Municipal Code Section 15.01 would require future housing development to be subject to discretionary permits and to adhere to all federal, State, and local requirements to reduce wastewater treatment and stormwater runoff impacts during construction and operations. Considering these requirements and the available capacity discussed above, the HEU would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Impacts would be **less than significant**, and mitigation is not required.<sup>254</sup>

<sup>252</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.17-4. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1117/Ch-05-17-USS?bidId=>.

<sup>253</sup> The Planning Center, DC&E. 2013. *City of Meniffee Program Environmental Impact Report. Meniffee General Plan. State Clearinghouse SCH NO. 2012071033.* p. 5.1-11. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1101/Ch-05-01-AE?bidId=> (accessed June 10, 2022).

<sup>254</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.19-14. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.19.3.2 Proposed Project Impact Analysis

Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the utility impact analysis presented in the Approved Project has considered the utility demand for the proposed Project. As detailed in the GP EIR and HEU EIR, buildout of the General Plan plus the additional 8,696 dwelling units that would be facilitated through implementation of the HEU would not overburden the existing and planned wastewater treatment capacity of the EMWD.

As stated above for Section 4.19 Threshold A and Threshold B, total City population anticipated through implementation of the proposed Project (125,908 persons) would continue to be less than the previously-anticipated 129,800 residents at buildout of the General Plan without the HEU or proposed Project under which the finding that existing and planned EMWD water supply would be adequate was made. Therefore, growth and induced demand for wastewater treatment capacity under the proposed Project would not exceed growth projections of buildout of the General Plan under the Approved Project. Accordingly, EMWD wastewater treatment capacity is expected to be adequate from implementation of the proposed Project.

In the same manner as the Approved Project, future development under the proposed Project would be subject to land use policies listed in GP EIR Chapter 5.17, Policy S-4.17 identified above in Section 4.9.7.1, and Policies S-7.2 and S-7.9, as well as project-specific evaluation pursuant to CEQA to evaluate the extent to which each individual project would require wastewater treatment. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning wastewater treatment capacity than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.19.4 Threshold D: Would the proposed Project 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? (GP EIR Impact 5.17-6 and HEU EIR Impact 4.19-4)

and

#### Threshold E: Would the proposed Project Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (GP EIR Impact 5.17-1 through 5.17-7 and HEU EIR Impact 4.19-5)

The analysis presented below applies to both Threshold D and Threshold E of Section 4.19.

##### 4.19.4.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** Solid waste generated in the City of Menifee would be disposed at either Badlands Sanitary Landfill or El Sobrante Landfill. General Plan buildout would increase the solid

waste generation by 794,151 pounds per day, or 397.1 tons per day, as shown in Table 5.17-4 of the GP EIR. The GP EIR determined that there is adequate landfill capacity in the region for solid waste disposal from buildout of the General Plan. Public Resources Code 40050 et seq. and Assembly Bill 939, Integrated Solid Waste Management Act of 1989, are regulations that serve to reduce solid waste generation via recycling efforts. With adherence to regulatory requirements, build out of the General Plan 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**

**Meniffee Housing Element Update EIR.** The HEU EIR identified the El Sobrante Landfill as the nearest landfill to the city and the most likely receptor for the Meniffee's solid waste. The landfill has a daily throughput capacity of 16,054 tons and a remaining capacity of 143,977,170 cubic yards. The HEU would facilitate future development of up to 8,762 housing units. Those 8,762 future units would lead to the daily generation of 87,620 pounds of solid waste. This is equivalent to 43.81 tons of solid waste per day. This would compose 0.27 percent of the current daily throughput of the El Sobrante Landfill. Compliance of Municipal Code Section 6.30.090 would decrease the throughput, which requires that recycling programs and practices divert at least 50 percent of solid waste from landfills. Compliance with Assembly Bill 341 would also require efforts to recycle commercial solid waste, which includes paper, plastic, metals, food, yard trimmings, lumber, textiles, and electronic devices.<sup>255</sup>

Future housing development facilitated by buildout of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the HEU as well as Title 9 (Planning and Zoning) of the City Municipal Code. Due to the Project's lack of substantial waste generation and thorough compliance with applicable regulations such as the Meniffee Municipal Code and Assembly Bill 341, impacts **would be less than significant**. Mitigation is not required.

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

#### 4.19.4.2 Proposed Project Impact Analysis

Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the utility impact analysis presented in the Approved Project has considered the utility demand for the proposed Project. As detailed in the GP EIR and HEU EIR, buildout of the General Plan plus the additional 8,696 dwelling units that would be facilitated through implementation of the HEU would not overburden the existing and planned solid waste capacity of the Badlands Sanitary Landfill or El Sobrante Landfill.

The Badlands Sanitary Landfill located at 31125 Ironwood Avenue in Moreno Valley, operates Monday through Saturday from 6:00 a.m. to 4:30 p.m. and accepts the following types of waste: agricultural, asbestos, ash, construction/demolition, contaminated soil, dead animals, green

<sup>255</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.19-15. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>



materials, industrial waste, inert waste, liquid waste, metals, mixed municipal, sludge (bio solids), tires, and wood waste.

In April 2019, Riverside County circulated a Notice of Intent to adopt an IS/MND for the Badlands Landfill Integrated Project; a project to revise the landfill's Solid Waste Facility Permit to expand operations and capacity. The revised permit would increase the permitted disturbance area of the landfill from 278 acres to 811 acres, which includes expanding the disposal footprint from 150 acres to 396 acres, thereby providing an additional 50 years of needed landfill capacity. The permit would increase the maximum permitted daily tonnage by 500 tons per day, from 4,500 tons per day to 5,000 tons per day. The maximum design capacity of the landfill will increase from 34.4 million cubic yards to 86 million tons (cubic yards not stated), resulting in a new closure date of 2073.<sup>256</sup>

The El Sobrante Landfill, located at 10910 Dawson Canyon Road in Corona, accepts tires, mixed municipal solid waste, contaminated soil, and construction/demolition waste. As of 2019, the landfill had a permitted capacity of 209,910,000 cubic yards and a remaining capacity of 143,977,170 cubic yards. The El Sobrante Landfill has a daily maximum input of 16,054 tons per day and has an estimated close date of January 1, 2051.<sup>257</sup>

Construction of future projects under the proposed Project would generate solid waste, of which at least 65 percent of non-hazardous material would be diverted to a material recycling facility pursuant to current California Green Building Code (CALGreen) regulations. Compliance with this regulation would reduce the input of solid waste to Badlands Landfill and El Sobrante Landfill.

As stated above, total City population anticipated through implementation of the proposed Project (125,908 persons) would still be less than the previously-anticipated 129,800 residents at buildout of the General Plan without the HEU or proposed Project under which the finding that existing and planned solid waste capacity of the Badlands Sanitary Landfill or El Sobrante Landfill would be adequate was made. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning landfill capacity or compliance with solid waste regulations than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No Mitigation is required.

<sup>256</sup> CEQAnet Web Portal. EA No. 2017-03: Badlands Landfill Integrated Project Notice of Completion. <https://ceqanet.opr.ca.gov/2019049142/2>. (Accessed October 21, 2021).

<sup>257</sup> CalRecycle. SWIS Facility/Site Activity Details, El Sobrante Landfill. <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402>. (Accessed October 21, 2021).



## 4.20 WILDFIRE

Issues:	New Potentially Significant Impact	New Mitigation Required	No New or More Severe Impact
a. If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project, due to slope and/or prevailing winds, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As previously mentioned, the GP EIR included wildfire analysis under Chapter 5, Section 5.8 (Hazard/Hazardous Materials), Section 5.8 (Hydrology), Section 5.14 (Public Services), and Section 5.16 (Transportation and Traffic); however, that analysis was based on Appendix G of the CEQA Statute and Guidelines at that time. The information in Sections 5.8, 5.15, and 5.16 of the GP EIR is used to provide an analytical comparison between the Approved Project and the proposed Project based on the 2022 CEQA Thresholds. The HEU EIR analyzed wildfire; a summary of that analysis follows.

#### 4.20.1 Threshold A: If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan? (GP EIR Impact 5.8-4 and HEU EIR 4.20-1)

##### 4.20.1.1 Approved Project Impact Analysis

**Meniffee General Plan EIR.** The City adopted the Riverside County Operational Area Emergency Operations Plan (EOP) in 2006. The EOP organizes the roles of agencies in emergency preparedness, emergency response, and hazard mitigation. The County of Riverside Local Hazard Mitigation Plan, adopted in 2004, identifies and assess local hazards to mitigate potential risks to people and property from natural and man-made hazards including wildfires. Implementation of the General Plan would be consistent with the EOP and the Local Hazard Mitigation Plan's emergency evacuation routes, and would not interfere with the operations of emergency response agencies.

Safety policies referenced in GP EIR Chapter 5.8 give substantial consideration to the mitigation and response measures for fire impacts in Meniffee. These policies are detailed in the General Plan Safety Element. Upon implementation of these policies and adherence to the Municipal Code, build out of the General Plan would not substantially conflict with emergency plans in Meniffee. Impacts would be **less than significant**.<sup>258</sup>

**Meniffee Housing Element Update EIR.** The City of Meniffee created its own Local Hazard Mitigation Plan (LHMP) in 2015. The LHMP included policies to reduce the risk of impacts as a result of wildfires. The Meniffee HEU included an update to the Safety Element to incorporate LHMP mitigation policies into the Meniffee General Plan. The HEU would facilitate future development of an additional 8,696 dwelling units in Meniffee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Meniffee HEU would not physically impact emergency plans. Future housing development facilitated by buildout of the Meniffee HEU would be subject to compliance with updated goals, policies, and development standards of the Meniffee HEU as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. Policies S-4.1, S-4.5, and S-4.7 through S-4.17, as detailed in Section 4.9.7.1, would ensure impacts regarding wildfire remain **less than significant**.<sup>259</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

##### 4.20.1.2 Proposed Project Impact Analysis

Future development under the proposed Project would be on parcels that are within the Approved Project boundary; as such, the wildfire impact analysis presented in the Approved Project includes

<sup>258</sup> The Planning Center and DC&E. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. pp. 5.9-31 and 5.9-39. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

<sup>259</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. pp. 4.20-10 through 4.20-13. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

the proposed Project site. The Approved Project analysis identified that City's 2021 LHMP and County's EOP are the City's current emergency plans. The Approved Project analysis also identified that Menifee has a large percentage of area designated Moderate, High, and Very High Fire Hazard Severity Zone (VHFHSZ). The proposed Project is not within a VHFHSZ, but is adjacent to one on Sherman Road (east of the Project site).<sup>260</sup>

Future development of the proposed Project would continue to adhere to applicable goals, policies, and regulations set forth by the GP EIR and HEU EIR of the Approved Project. This includes project-specific plan check as development applications are proposed to City staff for compliance with the EOP and the LHMP. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning conflict with or obstruction of emergency response or evacuation plans in VHFHSZ than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

**4.20.2 Threshold B: If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project, due to slope and/or prevailing winds, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (GP EIR Impact 5.8-5 and HEU EIR 4.20-2)**

**4.20.2.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** A large percentage of the city's area is designated part of Moderate, High, and VHFHSZ. The GP EIR determined that the General Plan would designate areas for development adjacent to open space. Additionally, future development as a result of General Plan buildout would be reviewed on a project-specific basis to ensure compliance with building, planning, and landscaping requirements along with complying with State fire codes. These codes include sections on fire-resistant construction material requirements based on building use and occupancy.

Safety policies referenced in GP EIR Chapter 5.8 give substantial consideration to the mitigation and response measures for fire impacts in Menifee. These policies are detailed in the General Plan Safety Element. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not have substantial wildfire impacts on Menifee. Wildfire impacts would be **less than significant**.<sup>261</sup>

**Housing Element Update EIR.** The HEU EIR identified one candidate site within a VHFHSZ. Future housing development facilitated by buildout of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses regarding wildfires. Policies S-4.1, S-4.5, and S-

<sup>260</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-11. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>261</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-32. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

4.7 through S-4.17, as detailed in Section 4.9.7.1, would ensure impacts regarding wildfire remain **less than significant**.<sup>262</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Menifee GP EIR or the Menifee HEU EIR.

#### 4.20.2.2 Proposed Project Impact Analysis

Future development under the proposed Project would be on parcels that are within the Approved Project boundary; as such, the wildfire impact analysis presented in the GP EIR and HEU EIR for the Approved Project has considered the proposed Project site. The Approved Project analysis identified that Menifee has a large percentage of area designated to Moderate, High, and VHFHSZ. The proposed Project is not within a VHFHSZ but is adjacent to one on Sherman Road (east of the Project site).<sup>263</sup>

Future development under the proposed Project would continue to adhere to applicable goals, policies, and regulations set forth by the Approved Project, including goals/policies outlined in GP EIR Chapter 5.8 and HEU EIR Policies S-4.1, S-4.5, and S-4.7 through S-4.17, as detailed in Section 4.9.7.1 above to ensure fire-resistant development. Additionally, project-specific environmental review for future development would also be required to ensure wildfire impacts are reduced. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in VHFHSZ due to slope and/or prevailing winds than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

#### 4.20.3 Threshold C: If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project 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? (GP EIR Impact 5.8-4 and HEU EIR 4.20-3)

##### 4.20.3.1 Approved Project Impact Analysis

**Menifee General Plan EIR.** Refer to Thresholds A and B of this section and Section 4.19, Utilities and Service Systems, of this addendum for discussion on wildfires and utility impact analysis.<sup>264</sup>

<sup>262</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-11. June. Website: <https://www.cityofmenifee.us/DocumentCenter/View/12985/Menifee-HEU-Draft-PEIR?bidId=>.

<sup>263</sup> Ibid.

<sup>264</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.8-32. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1108/Ch-05-08-HAZ?bidId=>.

**Meniffee Housing Element Update EIR.** The HEU would facilitate future development of 8,696 additional dwelling units in Meniffee through adoption of development provisions and standards, but it does not include direct physical development of any dwelling units. Therefore, adoption of the Meniffee HEU would not exacerbate fire risk from the installation of utility infrastructure. Future development facilitated through buildout of the Meniffee HEU would be subject to compliance with goals, policies, and development standards of the Meniffee HEU, as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to reduce wildfire risks and ensure cohesive development and compatibility between land uses. Additionally, the following goals and policies identified above in Threshold A would ensure any potential impacts remain **level of less than significant**: Policies S-4.1, S-4.5, and S-4.7 through S-4.17.<sup>265</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GPEIR or the Meniffee HEU EIR.

#### 4.20.3.2 Proposed Project Impact Analysis

The Approved Project analysis identified that Meniffee has a large percentage of area designated Moderate, High, and VHFHSZ. The proposed Project is not within a VHFHSZ but is adjacent to one on Sherman Road (east of the Project site).<sup>266</sup> The existing setting of the Project site is mostly vacant with the exception of a self-storage facility, a plant nursery, and a parking lot. Thus, associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) would be developed with the buildout of the proposed Project. The proposed Project site is also relatively flat. Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the wildfire impact analysis presented in the Approved Project has considered the proposed Project site.

Future development of the proposed Project would continue to adhere to applicable goals, policies, and regulations prescribed in the GP EIR and HEU EIR for the Approved Project, such as Policies S-4.1, S-4.5, and S-4.7 through S-4.17, to ensure fire-resistant development. Additionally, project-specific environmental review for future development would also be required to ensure wildfire impacts are reduced. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning exacerbating fire risk or resulting in temporary or ongoing impacts to the environment from the installation or maintenance of associated infrastructure in VHFHSZ than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

<sup>265</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-13. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>

<sup>266</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-11. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>

**4.20.4 Threshold D: If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the Project 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? (GP EIR Impact 5.6-3 GP EIR Impact 5.9-1 and HEU EIR 4.20-4)**

**4.20.4.1 Approved Project Impact Analysis**

**Menifee General Plan EIR.** The GP EIR identified that a significant portion of Menifee is composed of hillside terrain featuring rural to semi-rural development. Slope instability remains a potential hazard that would be evaluated in geotechnical investigations for each project in hillside areas.<sup>267</sup> Future development as a result of General Plan buildout would be required to include project-specific geotechnical reports and comply with recommendations from the reports to reduce landslides and slope instabilities. Site-specific recommendations must be provided by a geotechnical engineer.<sup>268</sup> Additionally, future development and or redevelopment would comply with the MS4 Permit to reduce flooding and surface runoff (See Section 4.10, Hydrology and Water Quality, for further discussion). The GP EIR found that no substantial impacts to storm drainage capacity would occur. The entirety of Menifee is within the jurisdiction of the Santa Ana Region Regional Water Quality Control Board. Thus, compliance respecting discharges to municipal storm drains would be pursuant to Order No. R8-2013-0024 and regulated under Order No. R8-2010-0033.

Policies referenced in GP EIR Chapter 5.9 give substantial consideration to protecting the city from natural hazards. These policies are detailed in the General Plan Safety Element. Upon implementation of these policies and adherence to the Municipal Code, buildout of the General Plan would not expose people and structures significant risks due to runoff, post-fire slope instability, or drainage changes in VHFHSZ. Impacts would be **less than significant**.<sup>269</sup>

**Menifee Housing Element Update EIR.** Two candidate sites are within flood hazard areas, requiring these sites to attain flood insurance at the time of their project-specific environmental review (Section 4.10, Hydrology and Water Quality). Additionally, policies in the Safety element require continued coordination with Federal Emergency Management Agency to reduce impacts of flooding. Landslides in Menifee have never been recorded; however, future development in the city must complete a fire hazard review of their project-specific plans. Future housing development facilitated by build-out of the Menifee HEU would be subject to compliance with updated goals, policies, and development standards of the Menifee HEU as well as Title 9 (Planning and Zoning) of the City Municipal Code, which are designed to ensure cohesive development and compatibility between land uses. These regulations and codes would prevent impacts to people or structures from

<sup>267</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.6-26. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1106/Ch-05-06-GEO?bidId=>.

<sup>268</sup> Ibid.

<sup>269</sup> The Planning Center and DC&E. 2013. City of Menifee Draft Environmental Impact Report, Menifee General Plan. State Clearinghouse SCH NO. 2012071033. p. 5.1-11. September. Website: <https://www.cityofmenifee.us/DocumentCenter/View/1101/Ch-05-01-AE?bidId=> (accessed June 10, 2022).

significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes.

Policies S-4.1, S-4.5, and S-4.7 through S-4.17, as detailed in Section 4.9.7.1, would ensure impacts regarding wildfire remain **less than significant**.<sup>270</sup>

**Approved Project Mitigation Measures.** No mitigation measures were identified in the Meniffee GP EIR or the Meniffee HEU EIR.

#### 4.20.4.2 Proposed Project Impact Analysis

The proposed Project is not within a VHFHSZ but is adjacent to one on Sherman Road (east of the Project site).<sup>271</sup> The existing setting of the Project site is mostly vacant with the exception of a self-storage facility, a plant nursery, and a parking lot. Thus, associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) would be developed as part of buildout of the proposed Project. The proposed Project site is also relatively flat. Future development of the proposed Project would be on parcels that are within the Approved Project boundary; as such, the wildfire impact analysis presented in the Approved Project has considered the proposed Project site.

Future development of the proposed Project would continue to adhere to applicable goals, policies, and regulations prescribed in the GP EIR and HEU EIR for the Approved Project (e.g., Policies S-4.1, S-4.5, and S-4.7 through S-4.17, as detailed in Section 4.9.7.1) would ensure fire-resistant development. Additionally, project-specific environmental review for future development would also be required and would include hydrology reports and drainage plans (see Section 4.10 of this addendum for more details), as well as site-specific geotechnical investigations (refer to Section 4.7 of this addendum), that would incorporate recommendations for project design to minimize wildfire impacts and associated risks from water hazards. Therefore, the proposed Project would not result in new or more severe environmental impacts concerning wildfire impacts and associated risks from water hazards in VHFHSZ than anticipated for the Approved Project.

**Proposed Project Mitigation Measures.** No mitigation is required.

<sup>270</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-14. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.

<sup>271</sup> Kimley-Horn and Associates, Inc. 2021. 2021–2029 Housing Element Update Project Draft Program Environmental Impact Report. State Clearinghouse No. SCH2021020031. p. 4.20-11. June. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/12985/Meniffee-HEU-Draft-PEIR?bidId=>.



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## 5.0 DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

This Addendum to the General Plan and Housing Element Update has been prepared in accordance with the provisions of the *State CEQA Guidelines* to document the finding that none of the conditions or circumstances that would require preparation of a subsequent Environmental Impact Report (EIR) (pursuant to Section 15162 and 15164 of the *State CEQA Guidelines*) exist in connection with the City of Menifee General Plan Amendment and Change of Zone Addendum Project (Project). No major revisions would be required to the General Plan Final Environmental Impact Report (GP EIR) and the Housing Element Update Final Program Environmental Impact Report (HEU EIR) as a result of the proposed Project. No new significant environmental impacts have been identified. Since the certification of the GP EIR and the HEU EIR; there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, nor showing that there are new feasible mitigation measures or alternatives substantially different from those analyzed in the EIRs that the City of Menifee adopted. Therefore, the preparation of a subsequent EIR is not required, and the appropriate California Environmental Quality Act (CEQA) document for the proposed Project is this Addendum to the GP EIR and the HEU EIR. No additional environmental analysis or review is required for the proposed Project. This document will be maintained in the administrative record files at the City of Menifee.

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## 6.0 REFERENCES

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- \_\_\_\_\_. 2013. City of Menifee General Plan Final Environmental Impact Report. Website: <https://www.cityofmenifee.us/262/Environmental-Impact-Report> (accessed April 25, 2022).
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- Fehr and Peers. 2020. City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled. June. Website: [https://cityofmenifee.us/DocumentCenter/View/10627/Final-Adopted-TIA-Guidelines-for-VMT\\_6-3-20](https://cityofmenifee.us/DocumentCenter/View/10627/Final-Adopted-TIA-Guidelines-for-VMT_6-3-20).
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\_\_\_\_\_. 2013. City of Meniffee Draft Environmental Impact Report, Meniffee General Plan. State Clearinghouse SCH NO. 2012071033. September. Website: <https://www.cityofmeniffee.us/DocumentCenter/View/1101/Ch-05-01-AE?bidId=> (accessed June 10, 2022).

## 7.0 MITIGATION MONITORING AND REPORTING PROGRAM

### 7.1 INTRODUCTION

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the proposed City of Menifee General Plan Amendment and Change of Zone Addendum Project (Project).

#### 7.1.1 Menifee General Plan Land Use/Zone Change Addendum Project.

The program has been prepared in compliance with State law, the City of Menifee General Plan Environmental Impact Report (GP EIR) (State Clearinghouse No. 2012071033), and the City of Menifee Housing Element Update Environmental Impact Report (HEU EIR) (State Clearinghouse No. 2021020031).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements.

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the certified EIRs.

### 7.2 MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City of Menifee (City) is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the City, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected

responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.



**Table 7.A: Mitigation Monitoring Reporting Program for the Meniffee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
<b>4.1 Aesthetics</b>			
There are no Mitigation Measures that address impacts related to Aesthetics.			
<b>4.2 Agriculture and Forestry Resources</b>			
There are no Mitigation Measures that address impacts related to Agriculture and Forestry Resources.			
<b>4.3 Air Quality</b>			
<p><b>GP EIR 3-1:</b> If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the City of Meniffee Community Development Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include, but are not limited to:</p> <p>Requiring fugitive dust control measures that exceed SCAQMD's Rule 403, such as:</p> <ul style="list-style-type: none"> <li>• Requiring use of nontoxic soil stabilizers to reduce wind erosion.</li> <li>• Applying water every four hours to active soil-disturbing activities.</li> <li>• Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.</li> <li>• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.</li> <li>• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.</li> <li>• Limiting nonessential idling of construction equipment to no more than five consecutive minutes.</li> <li>• Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD's website at: <a href="https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings">https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings</a></li> </ul>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Meniffee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change  
Addendum Project**

<b>Mitigation Measure</b>	<b>Implementation</b>	<b>Monitoring</b>	<b>Notes/Initials</b>
<b>GP EIR 3-2:</b> The City shall require Project Applicants for residential or residential mixed-use projects within: 1) 1,000 feet from the truck bays of an existing distribution centers that accommodate more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units, or where transport refrigeration unit operations exceed 300 hours per week; 2) 1,000 feet of an industrial facility which emits toxic air contaminants; or 3) 500 feet of Interstate 215 (I-215) shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHHA) and the South Coast Air Quality Management District (SCAQMD).	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to and during project construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of grading and building permits	
<b>GP EIR 3-3:</b> New industrial or warehousing land uses that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units (TRUs), and 2) are located within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Menifee Community Development Department prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast Air Quality Management District. If the HRA shows that the incremental cancer risk exceeds one in one hundred thousand (1.0E-05), the appropriate noncancer hazard index exceeds 1.0, or if the PM10 or PM2.5 ambient air quality standard increment exceeds 2.5 µg/m3 the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. TBACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to and during project construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of grading and building permits	
<b>GP EIR 3-4:</b> If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to Community Development Director or designee review. Facilities that have the potential to generate nuisance odors include but are not limited to:  <ul style="list-style-type: none"> <li>• Wastewater treatment plants</li> <li>• Composting, greenwaste, or recycling facilities</li> <li>• Fiberglass manufacturing facilities</li> <li>• Painting/coating operations</li> </ul>	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to and during project construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of grading and building permits	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
<ul style="list-style-type: none"> <li>Large-capacity coffee roasters</li> <li>Food-processing facilities</li> </ul> <p>If an Odor Management Plan is determined to be required through CEQA review, the City shall require the project applicant to submit the plan prior to approval to ensure compliance with the South Coast Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the best available control technologies for toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the Odor Management Plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p>			
<b>4.4 Biological Resources</b>			
<p><b>GP EIR 4.1:</b> Prior to project approvals, project applicants shall have a habitat assessment prepared by a qualified biologist for projects on undeveloped sites. The habitat assessment report shall be submitted to the City of Menifee Community Development Department prior to project approvals.</p> <ul style="list-style-type: none"> <li>If the findings of the habitat assessment show no sensitive species or suitable habitat occur on site, then no additional surveys or mitigation measures are required.</li> <li>If the potential for sensitive species exist or suitable habitat exists on site, focused surveys or mitigation, if identified in the habitat assessment, shall be completed. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status.</li> <li>If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required.</li> <li>If suitable habitat for federal- or state-listed species, or if federal- or state-listed species are identified on the site, then the biologist conducting the habitat assessments shall recommend measures to avoid impacts to the affected species or provide compensatory mitigation for such impacts.</li> <li>If suitable habitat for federal- or state-listed species, or if federal- or state-listed species are identified on the site, then the project applicant must consult with the US Fish and Wildlife Service and/or the California Department of Fish and Wildlife regarding avoidance and/or mitigation of impacts to those species.</li> </ul>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
<p><b>GP EIR 4-2:</b> Prior to project approvals, project applicants shall have the project site assessed for potential jurisdictional waters, wetlands, and/or riparian habitat by a professional biologist qualified to conduct jurisdictional delineations.</p> <ul style="list-style-type: none"> <li>If potential jurisdictional area is identified on the project site, the applicant shall have a full jurisdictional delineation completed by a qualified professional. The findings of the delineation shall be presented in a report. The qualified professional shall recommend mitigation measures in the report for avoiding, or compensating for, impacts to waters, wetlands, and riparian habitats. Jurisdictional delineation reports shall be presented to the US Army Corps of Engineers, Santa Ana Regional Water Quality Control Board or San Diego Regional Water Quality Control Board, and/or California Department of Fish and Wildlife for concurrence. Mitigation measures for impacts to jurisdictional waters, wetlands, and riparian habitat shall be determined by those agencies.</li> </ul>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	
<p><b>HEU EIR BIO-1:</b> Applications for future housing development facilitated by the Project, where the City has determined a potential for impacts to special-status wildlife and plants species, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development consistent with the Project, a site-specific general biological resources survey shall be conducted on candidate housing sites to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include</p> <ol style="list-style-type: none"> <li>The methods used to determine the presence of sensitive biological resources;</li> <li>Vegetation mapping of all vegetation communities and/or land cover types;</li> <li>The locations of any sensitive plant or wildlife species;</li> <li>An evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and</li> <li>An evaluation of the significance of any potential direct or indirect impacts from the proposed project.</li> </ol>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of Grading and Building Permits</p>	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
<p><b>GP EIR 4-3:</b> Prior to the issuance of grading permits for private development projects or prior to construction for public agency contracts, during the nesting season, February 1 to August 31, a preconstruction/pregrading field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Wildlife Code are present in the construction zone.</p> <ul style="list-style-type: none"> <li>If active nests are not located within the project area an appropriate buffer shall be established (i.e., 500 foot radius of an active listed species or raptor nest, 300 foot for other sensitive or protected bird nests (nonlisted), or 100 foot for sensitive or protected songbird nests). Construction may be conducted during the nesting/breeding season outside the buffer.</li> <li>If active nests are located during the preactivity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected species under MBTA or California Fish and Wildlife Code, bird nests (nonlisted), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</li> </ul>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	
<p><b>GP EIR 4-4:</b> Within 30 days prior to commencement of grading and construction activities, projects within the mapped Burrowing Owl survey area shall have a preconstruction survey for resident Burrowing Owls conducted by a qualified biologist. These surveys shall be required, in addition to the habitat assessment and focused surveys that would be required under Section 6.3.2 of the MSHCP. If ground-disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls. Take of active nests shall be avoided. The preconstruction survey and any relocation activity shall be conducted in accordance with MSHCP instructions and/or guidelines and coordinated with the Regional Conservation Authority following accepted protocols.</p>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of Grading and Building Permits</p>	
<p><b>GP EIR 4-5:</b> The City shall continue to participate in the Stephens' Kangaroo Rat Habitat Conservation Plan including collection of mitigation fees for future projects.</p>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
<p><b>HEU EIR CUL-1:</b> Applications for future development facilitated by the Project, where the City has determined a potential for impacts to historic resources, shall be required to comply with the following mitigation framework:</p> <p>For any building/structures in excess of 50 years of age having its original structural integrity intact, the applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines Section 15064.5. A historical resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, and evaluate the significance of any historical resources identified.</p>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	
<p><b>GP EIR 5-1:</b> Prior to project approvals, applicants shall provide cultural resource investigations conducted by a qualified archaeologist. The investigation shall include a records search at the Eastern Information Center at the University of California, Riverside, and a field survey for surface archaeological resources. The qualified archaeologist shall conduct monitoring for archaeological resources where required based on the investigation findings. Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director is satisfied that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional archaeologist. If significance criteria are met, then the project archaeologist shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers. Confidential information shall be restricted to a separate report that will be held by the City of Menifee and forwarded to relevant Native American tribes, but not made publicly available.</p>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	
<p><b>GP EIR 5-2:</b> In areas of high sensitivity for paleontological resources, each project shall retain a qualified paleontologist to monitoring ground disturbing activity. Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director is satisfied that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional paleontologist. If significance criteria are met, then the project</p>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b></p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b></p>	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers to the City of Menifee Community Development Director.	Prior to and during project construction	Prior to issuance of grading and building permits	
<b>GP EIR 5-3:</b> A cultural resources assessment prepared by a qualified archaeologist shall be required for any Specific Plan, or for any project that requires a General Plan amendment. The assessment shall include a records search at the Eastern Information Center at the University of California, Riverside, and a field survey for surface archaeological resources. General findings of the cultural resources assessment, such as presence of resources, shall be incorporated into the CEQA documentation. Detailed information on any cultural resources identified, such as locations and types of resources, shall be documented in a separate confidential report that shall be submitted to the City of Menifee and shall not be available to the public; a copy of the report shall be forwarded to relevant Native American tribes.	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to and during project construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of grading and building permits	
<b>GP EIR 5-4:</b> Prior to the issuance of grading permits for a project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the relevant Native American tribes to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Menifee and the tribal representative(s) to develop a monitoring program that addresses the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City of Menifee shall be the final arbiter of the conditions for projects within the City's jurisdiction.	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to and during project construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of grading and building permits	
<b>HEU EIR CUL-2:</b> Applications for future development consistent with the Project, where the City has determined a potential for impacts to archeological resources, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development located on a previously undisturbed site, the applicant shall retain a qualified archaeologist to conduct an archaeological survey to evaluate the presence of cultural resources and the need for project impact mitigation by preservation, relocation, or other methods. An archaeological resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the proposed project, and evaluate the significance of any archaeological resources identified. If there are potentially significant impacts to an identified archaeological/cultural resource, the report shall also recommend	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to and during project construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of grading and building permits	



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Mitigation Measure	Implementation	Monitoring	Notes/Initials
appropriate mitigation required by the applicant to reduce impacts to below a level of significance.			
<p><b>HEU EIR CUL-3:</b> Applications for future development consistent with the Project, where the City has determined a potential for impacts to human remains, shall be required to comply with the following mitigation framework:</p> <p>In the event that human remains are discovered or unearthed, all earth-disturbing work within a 100-meter radius of the location of the human remains shall be temporarily suspended or redirected by the applicant until a forensic expert retained by the applicant has identified and evaluated the nature and significance of the find, in compliance with State CEQA Guidelines 15064.5(f). If human remains of Native American origin are discovered or unearthed, the applicant shall contact the consulting tribe regarding any finds and provide information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input concerning significance and treatment. After the find has been appropriately mitigated, as determined and documented by a qualified archaeologist, work in the area may resume.</p>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	
<b>4.6 Energy</b>			
There are no Mitigation Measures that address impacts related to Energy			
<b>4.7 Geology and Soils</b>			
Mitigation Measures GP EIR 5-1 through GP EIR 5-4 and HEU EIR CUL-are required for the proposed Project (see above).			
<p><b>HEU EIR GEO-1:</b> Applications for future development consistent with the Project, where the City has determined a potential for impacts to paleontological resources, shall be required to comply with the following mitigation framework:</p> <ol style="list-style-type: none"> <li><i>Retain a Qualified Project Paleontologist.</i> Prior to ground disturbing activities, the Applicant shall retain a qualified Project Paleontologist, defined as a paleontologist who meets the Society of Vertebrate Paleontology standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources.</li> <li><i>Paleontological Monitoring and Compliance Program.</i> After design of the housing development has been finalized to determine the precise extent and location of ground disturbing activities, and prior to ground disturbing activities, the Project Paleontologist shall prepare a Paleontological Monitoring and Compliance Program to be implemented during the ground disturbing activities. The Program shall be prepared in accordance with the standards set forth by current Society of Vertebrate Paleontology guidelines (2010). Prior to ground disturbing activities, the Program shall be provided to the City. Ground</li> </ol>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	

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Mitigation Measure	Implementation	Monitoring	Notes/Initials
<p>disturbing activities where paleontological sensitivity has been identified shall be monitored full-time by a qualified paleontological monitor during initial ground disturbing activities. The Program shall be supervised by the Project Paleontologist in coordination with the City. The duration and timing of the monitoring shall be determined by the Project Paleontologist. If the Project Paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend to the City that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated, if reduction or suspension would need to be reconsidered by the Project Paleontologist. The Program shall outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications.</p> <p>3. <i>Salvage of Fossils.</i> If fossils are discovered, the Project Paleontologist or paleontological monitor shall recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist shall have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.</p> <p>4. <i>Preparation and Curation of Recovered Fossils.</i> Once salvaged, the City shall ensure that significant fossils are identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the San Diego County Natural History Museum), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Project Paleontologist. Field collection and preparation of fossil specimens shall be performed by the Project Paleontologist with further preparation as needed by an accredited museum repository institution at the time of curation.</p> <p><i>Final Paleontological Monitoring and Compliance Report.</i> Upon completion of ground disturbing activities (and curation of fossils, if necessary) the Project Paleontologist shall prepare a Final Paleontological Monitoring and Compliance Report outlining the results of the Paleontological Monitoring and Compliance Program. The report shall be provided to the City and shall include discussion of the location, duration, and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.</p>			

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Mitigation Measure	Implementation	Monitoring	Notes/Initials
<b>4.8 Greenhouse Gas Emissions and Climate Change</b>			
There are no Mitigation Measures that address impacts related to Greenhouse Gas.			
<b>4.9 Hazards and Hazardous Materials</b>			
There are no Mitigation Measures that address impacts related to Hazards and Hazardous Materials			
<b>4.10 Hydrology and Water Quality</b>			
<p><b>HEU EIR HYD-1:</b> Future project applicants shall comply with applicable construction water quality regulations including the NPDES General Construction Permit, which shall be obtained from the Regional Water Quality Control Board prior to issuance of any grading permits. This process requires that the applicant submit Permit Registration Documents prior to commencement of construction activities in the Storm Water Multiple Application and Report Tracking System (SMARTS). PRDs consist of the NOI, Risk Assessment, Post-Construction Calculations, a Site Map, the SWPPP, a signed certification statement by the Legally Responsible Person, and the first annual fee. The required SWPPP must identify specific actions and BMPs to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, contingency measures, responsible parties, and applicable contacts. The SWPPP would include but not be limited to the following elements:</p> <ul style="list-style-type: none"> <li>• Comply with the requirements of the State of California's most current Construction Stormwater Permit.</li> <li>• Temporary erosion control measures shall be implemented on all disturbed areas.</li> <li>• Sediment generated during construction and operation activity shall be retained on-site by a system of sediment or detention basins, traps, or other BMPs.</li> <li>• Construction Contractors shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate discharge of materials to storm drains.</li> <li>• BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the SARWQCB to determine adequacy of the measure.</li> <li>• Prior to the issuance of the first grading permit, future project applicants shall submit construction plans that may include water quality BMPs for approval. The City of Menifee shall ensure that all applicable water quality standards are met before approving the SWPPP.</li> </ul>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	

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Mitigation Measure	Implementation	Monitoring	Notes/Initials
<b>HEU EIR HYD-2:</b> Future project applicants shall prepare a Preliminary and Final Project-Specific WQMP for submittal together with all associated development plans which must be approved prior to the issuance of a building or grading permit. These documents shall be prepared in accordance with applicable City General Plan and Municipal Code guidelines regulations and policies related to hydrology and water quality, including but not limited to the following: <ul style="list-style-type: none"> <li>• Site Design BMPs</li> <li>• Source Control BMPs</li> <li>• Treatment Control BMPs</li> <li>• BMP Sizing</li> <li>• Equivalent Treatment Control Alternatives</li> <li>• Hydrologic Conditions of Concern (HCOC)</li> </ul>	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to and during project construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of grading and building permits	
<b>4.11 Land Use and Planning</b>			
There are no Mitigation Measures that address impacts related to Land Use and Planning.			
<b>4.12 Mineral Resources</b>			
There are no Mitigation Measures that address impacts related to Mineral Resources.			
<b>4.13 Noise</b>			
There are no Mitigation Measures that address impacts related to Noise.			
<b>4.14 Population and Housing</b>			
There are no Mitigation Measures that address impacts related to Population and Housing.			
<b>4.15 Public Services and Facilities</b>			
There are no Mitigation Measures that address impacts related to Public Services and Facilities.			
<b>4.16 Recreation</b>			
There are no Mitigation Measures that address impacts related to Recreation and Parks.			
<b>4.17 Transportation</b>			

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Mitigation Measure	Implementation	Monitoring	Notes/Initials
<p><b>GP EIR 16-1:</b> As development occurs, the City of Menifee shall implement intersection improvements identified below. When applicable, implementation of transportation improvements shall be conducted in coordination with Caltrans and/or the County of Riverside. The intersection improvements are ultimately subject to the review, approval, modification, and implementation of the City. Further environmental review may be required on a project-specific basis for certain intersection improvements.</p> <ul style="list-style-type: none"> <li>Bradley Road at McCall Blvd <ul style="list-style-type: none"> <li>add a second northbound right-turn lane</li> <li>add a third eastbound through lane</li> <li>add a third westbound through lane</li> </ul> </li> <li>Haun Road at Newport Road <ul style="list-style-type: none"> <li>add a fourth eastbound through lane</li> <li>add a fourth westbound through lane</li> <li>remove both the northbound (east leg) and southbound (west leg) crosswalks</li> </ul> </li> <li>Menifee Road at SR-74 (Pinacate Rd.) <ul style="list-style-type: none"> <li>add a second northbound right-turn lane</li> </ul> </li> <li>Menifee Road at McCall Boulevard <ul style="list-style-type: none"> <li>add a southbound right-turn overlap phase</li> <li>add a second westbound right-turn lane</li> </ul> </li> </ul>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> During project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of occupancy permits</p>	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
<b>GP EIR 16-2:</b> Prior to issuance of each building permit, appropriate Traffic Impact and TUMF fees shall be paid by the property owner/developer in amounts determined by the City Council Resolution in effect at the time of issuance of the building permit.	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of building permits	
<b>GP EIR 16-3:</b> The City of Menifee shall contribute to the preparation of the deficiency plan, which will consider mitigation measures, including Transportation Demand Management (TDM) strategies and transit alternatives, and a schedule for mitigating deficiency to reduce impacts at the I-215 mainline segments. Once the need for improvements has been identified by Caltrans for a particular freeway mainline segment and a program for implementing the required improvements has been developed, the City will coordinate with Caltrans, as appropriate. Contributions may be in the form of developer fees, freeway improvements, development in lieu of fees, state or federal funds, or other programs, as appropriate. Contributions required of individual development projects will be determined on a project-by-project basis at the time of development application review and will be based on a traffic analysis undertaken for individual development project applicants.	<b>Responsible Party(s)</b> Project Contractor  <b>Implementation Phase</b> Prior to construction	<b>Responsible Party(s)</b> City of Menifee  <b>Monitoring Period</b> Prior to issuance of building permits	
<b>4.18 Tribal Cultural Resources</b>			
<b>HEU EIR MM TCR-1:</b> Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any tribal, cultural, or archaeological resources during ground-disturbing activities, the Applicant shall immediately cease such activities in the immediate	<b>Responsible Party(s)</b> Project Contractor	<b>Responsible Party(s)</b> City of Menifee	

**Table 7.A: Mitigation Monitoring Reporting Program for the Menifee General Plan Land Use/Zone Change  
Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
<p>vicinity. The find will then be assessed by a qualified archeologist retained by the Applicant and a tribal monitor/ consultant approved by the consulting tribe. The applicant shall promptly notify the Planning and Community Development Director to the discovery of resources. If the resources are Native American in origin, the consulting tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the tribe will request preservation in place or recovery for educational purposes. At the direction of the qualified archaeologist and tribal monitor/consultant, and in coordination with the Planning and Community Development Department, work may continue on other parts of the affected site while evaluation and, if necessary, additional protective measures are completed at the affected portion of the site pursuant to State CEQA Guidelines Section 15064.5 [f]. If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time and funding to allow for sufficient implementation of avoidance measures must be made available. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines Section 15064.5(f) for historical resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment upon identification of unique archeological resources (Public Resources Code Section 21083.2(b)). If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the consulting tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the San Diego Archeological Center. Acceptance and curation of the historic archeological materials will be at the discretion of the institution. If no institution accepts the archaeological material, they shall be offered to the consulting tribe or the Del Mar Historical Society for educational purposes.</p>	<p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	
<p><b>HEU EIR MM TCR-2:</b> Consultation with the Soboba Tribe of Luiseno Indians. Consultation from the Soboba Tribe of Luiseno Indians should be requested during the permitting and development of future housing units facilitated by the Project. Future applicants should also include a Soboba Band of Luiseño Indians Native American Monitor to be present during any ground disturbing proceedings. Including surveys and archaeological testing. As well, the future applicants conduct proper procedures when encountering tribal cultural resources of the Soboba Tribe of Luiseno Indians. Cultural Items (Artifacts). Future applicants should agree to return all Native American ceremonial items and items of cultural patrimony that</p>	<p><b>Responsible Party(s)</b> Project Contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Menifee</p> <p><b>Monitoring Period</b> Prior to issuance of grading and building permits</p>	



**Table 7.A: Mitigation Monitoring Reporting Program for the Meniffee General Plan Land Use/Zone Change Addendum Project**

Mitigation Measure	Implementation	Monitoring	Notes/Initials
may be found on the project site to the tribal monitor for appropriate treatment. If found to be of significance to the Soboba Tribe of Luiseno Indians, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, the archeologist of the future applicant may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.			
<b>4.19 Utilities and Service Systems</b>			
There are no Mitigation Measures that address impacts related to Utilities and Service Systems.			
<b>4.20 Wildfire</b>			
There are no Mitigation Measures that address impacts related to Wildfire.			

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## **APPENDIX A**

### **AIR QUALITY/GHG MEMORANDUM**



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## **APPENDIX B**

# **TRIP GENERATION ANALYSIS AND VEHICLE MILES TRAVELED ANALYSIS MEMORANDUM**



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