

Appendix A
Notice of Preparation and Initial Study



Appendices

This page intentionally left blank.



Notice of Preparation and Notice of Public Scoping Meeting

To: Agencies, Organizations, Property Owners, and Interested Parties

From: City of Menifee

Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR THE CITY OF MENIFEE GENERAL PLAN

NOTICE IS HEREBY GIVEN that the City of Menifee, as lead agency for the project, has prepared an Initial Study for the City of Menifee General Plan and has determined that an Environmental Impact Report (EIR) will be prepared in compliance with the California Environmental Quality Act (CEQA).

Project Title: City of Menifee General Plan

Project Location: The City of Menifee is in western Riverside County, approximately 30 miles southeast of the City of Riverside. The city encompasses approximately 29,813 acres. The City of Menifee is bordered by the City of Perris and unincorporated county to the north; City of Canyon Lake, City of Lake Elsinore, and City of Wildomar to the west; City of Wildomar, City of Murrieta, and unincorporated county to the south; and unincorporated communities of Homeland and Winchester to the east.

Project Description: The proposed project is the preparation of the City of Menifee's first General Plan. As required by Government Code Section 65302 seven elements must be included in the General Plans: land use, circulation, housing, conservation, open space, noise, and safety. The General Plan would include the seven mandatory elements along with three optional elements: air quality, community design, and economic development.

Potential Environmental Effects: Based on the Initial Study prepared for the proposed project, the City will address the following potential impacts in the EIR.

- | | | |
|---------------------------------------|-----------------------------------|---------------------------------|
| - Aesthetics | - Greenhouse Gas Emissions | - Population and Housing |
| - Agricultural and Forestry Resources | - Hazards and Hazardous Materials | - Public Services |
| - Air Quality | - Hydrology and Water Quality | - Recreation |
| - Biological Resources | - Land Use and Planning | - Transportation and Traffic |
| - Cultural Resources | - Mineral Resources | - Utilities and Service Systems |
| - Geology and Soils | - Noise | |

Document Availability: A copy of the Initial Study is available for review on the City website (<http://www.cityofmenifee.us/index.aspx?nid=176>) and at the following locations:

City of Menifee
Community Development Department
29714 Haun Road
Menifee, CA 92586
951-672-6777

Sun City
Library
26982 Cherry Hills
Menifee, CA 92586
(951) 679-3534

Paloma Valley
Library
31375 Bradley Road
Menifee, CA 92584
(951) 301-3682

Agency/Public Comments: Agencies, organizations, property owners, and interested parties are invited to comment on the scope of the EIR. The Initial Study will be available for a 30-day public review period, and the City of Menifee will accept written comments from **July 11, 2012 to August 10, 2012**. Comments should focus on the issues and alternatives to be addressed in the Draft EIR. Please indicate a contact person for your agency or organization and send your comments to: City of Menifee, 29714 Haun Road, Menifee, CA 92586. ATTN: Carmen Cave, PhD, Community Development Director. Comments may also be sent by FAX to (951) 679-3843 or by email to ccave@cityofmenifee.us

Public Scoping Meeting: The City will hold a CEQA Scoping Meeting for the General Plan on **Thursday, August 2, 2012** at 7:00 P.M. at the City of Menifee, City Hall Council Chambers, 29714 Haun Road, Menifee. To confirm the date and time of the meetings and for additional information concerning the proposed project, please check the City's website <http://www.cityofmenifee.us>.

**INITIAL STUDY
FOR:**

**THE CITY OF MENIFEE
GENERAL PLAN**



prepared for:

CITY OF MENIFEE

Contact:
Carmen Cave, PhD
Community Development
Director

prepared by:

**THE PLANNING
CENTER | DC&E**

Contact:
Alice Houseworth AICP,
LEED AP
Senior Planner

JULY 2012

**INITIAL STUDY
FOR:**

**THE CITY OF MENIFEE
GENERAL PLAN**



prepared for:

CITY OF MENIFEE

*City of Menifee
29714 Haun Road
Menifee, California 92586
Tel: 951.672.6777*

*Contact:
Carmen Cave, PhD
Community Development
Director*

prepared by:

**THE PLANNING
CENTER | DC&E**

*3 MacArthur Place, Suite 1100
Santa Ana, CA 92707
Tel: 714.966.9220 • Fax: 714.966.9221
E-mail: information@planningcenter.com
Website: www.planningcenter.com*

*Contact:
Alice Houseworth AICP,
LEED AP
Senior Planner*

COMN-01.0L

JULY 2012

Table of Contents

Section	Page
1. INTRODUCTION.....	3
1.1 PROJECT LOCATION	3
1.2 ENVIRONMENTAL SETTING	3
1.3 PROJECT DESCRIPTION	9
1.4 CITY ACTION	17
1.5 RESPONSIBLE AGENCIES	17
1.6 REVIEWING AGENCIES	17
2. ENVIRONMENTAL CHECKLIST	19
2.1 BACKGROUND	19
2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	20
2.3 DETERMINATION	20
2.4 EVALUATION OF ENVIRONMENTAL IMPACTS	21
3. ENVIRONMENTAL ANALYSIS.....	29
3.1 AESTHETICS	29
3.2 AGRICULTURE AND FORESTRY RESOURCES	30
3.3 AIR QUALITY	31
3.4 BIOLOGICAL RESOURCES	32
3.5 CULTURAL RESOURCES	34
3.6 GEOLOGY AND SOILS	35
3.7 GREENHOUSE GAS EMISSIONS	37
3.8 HAZARDS AND HAZARDOUS MATERIALS	37
3.9 HYDROLOGY AND WATER QUALITY	39
3.10 LAND USE AND PLANNING	42
3.11 MINERAL RESOURCES	43
3.12 NOISE	43
3.13 POPULATION AND HOUSING.....	44
3.14 PUBLIC SERVICES	45
3.15 RECREATION.....	46
3.16 TRANSPORTATION/TRAFFIC.....	47
3.17 UTILITIES AND SERVICE SYSTEMS	48
3.18 MANDATORY FINDINGS OF SIGNIFICANCE	49
4. REFERENCES	51
5. LIST OF PREPARERS	53
CITY OF MENIFEE (LEAD AGENCY)	53
THE PLANNING CENTER (CONSULTANT TO THE CITY)	53



Table of Contents

List of Figures

Figure		Page
Figure 1	Regional Vicinity.....	5
Figure 2	Citywide Aerial	7
Figure 3	Proposed Land Use Plan	12

List of Tables

Table		Page
Table 1	Existing Land Uses	4
Table 2	Future Buildout Projections	15
Table 3	Future Buildout Projections With Expanded EDC Scenario	17

1. Introduction

The City of Menifee is circulating for public review and comments this Notice of Preparation (NOP) and Initial Study for the City of Menifee General Plan (proposed project). This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended, to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) would be appropriate for providing the necessary environmental documentation and clearance for the proposed project.

1.1 PROJECT LOCATION

The City of Menifee is in western Riverside County, approximately 30 miles southeast of the City of Riverside. The city encompasses approximately 29,813 acres. Figure 1, *Regional Vicinity*, shows the city's location within Riverside County. As shown in Figure 1, the City of Menifee is surrounded by the City of Perris and unincorporated county to the north; City of Canyon Lake, City of Lake Elsinore and City of Wildomar to the west; City of Wildomar, City of Murrieta and unincorporated county to the south; and unincorporated communities of Homeland and Winchester to the east. Land uses along the Menifee city limits include farmland, vacant land, residential, commercial, and industrial uses. Canyon Lake Reservoir abuts the city's west boundary. The north-south trending Interstate 215 (I-215) bisects the city.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

The City of Menifee incorporated on October 1, 2008 and became Riverside County's 26th city. The City is a collection of independently established residential communities, including Menifee Lakes, Quail Valley, Romoland, and Sun City. An aerial photograph of the City and surrounding area is shown in Figure 2, *Citywide Aerial*. Approximately 40 percent of the land within the current city boundaries is developed with residential land uses, which accounts for 10,150 acres. Table 1 shows existing land uses in the city. The majority of the remaining land is vacant (44 percent). Agricultural land uses account for 6 percent of the land uses; the remaining land (10 percent) is occupied by educational, commercial, industrial, manufacturing, utilities, golf courses, and local park and recreation land uses. In 2012, the City of Menifee had approximately 32,859 households and 86,411 people.

Most of the City consists of parts of three valleys—from north to south, the Perris, Menifee, and Paloma valleys. Elevations in the three valleys in the City range between 1,400 and 1,600 feet above mean sea level (amsl); the lowest point in the City is about 1,386 feet amsl on the west edge of the City at Salt Creek. Rugged rock outcroppings and hills are scattered throughout the City; the highest point is about 2,240 feet amsl in the hills near the southwest corner of the City. A wide and shallow watercourse known as Salt Creek bisects the City from east to west. While channelized within the developed areas Menifee, Salt Creek returns to its natural state as it flows toward the west and the City of Canyon Lake. The much smaller Paloma Valley wash tributary also crosses the south part of the City. Vegetation in the City includes annual grassland, coastal scrub, undetermined shrub, valley oak woodland, and mixed chaparral (CAL FIRE 2004).



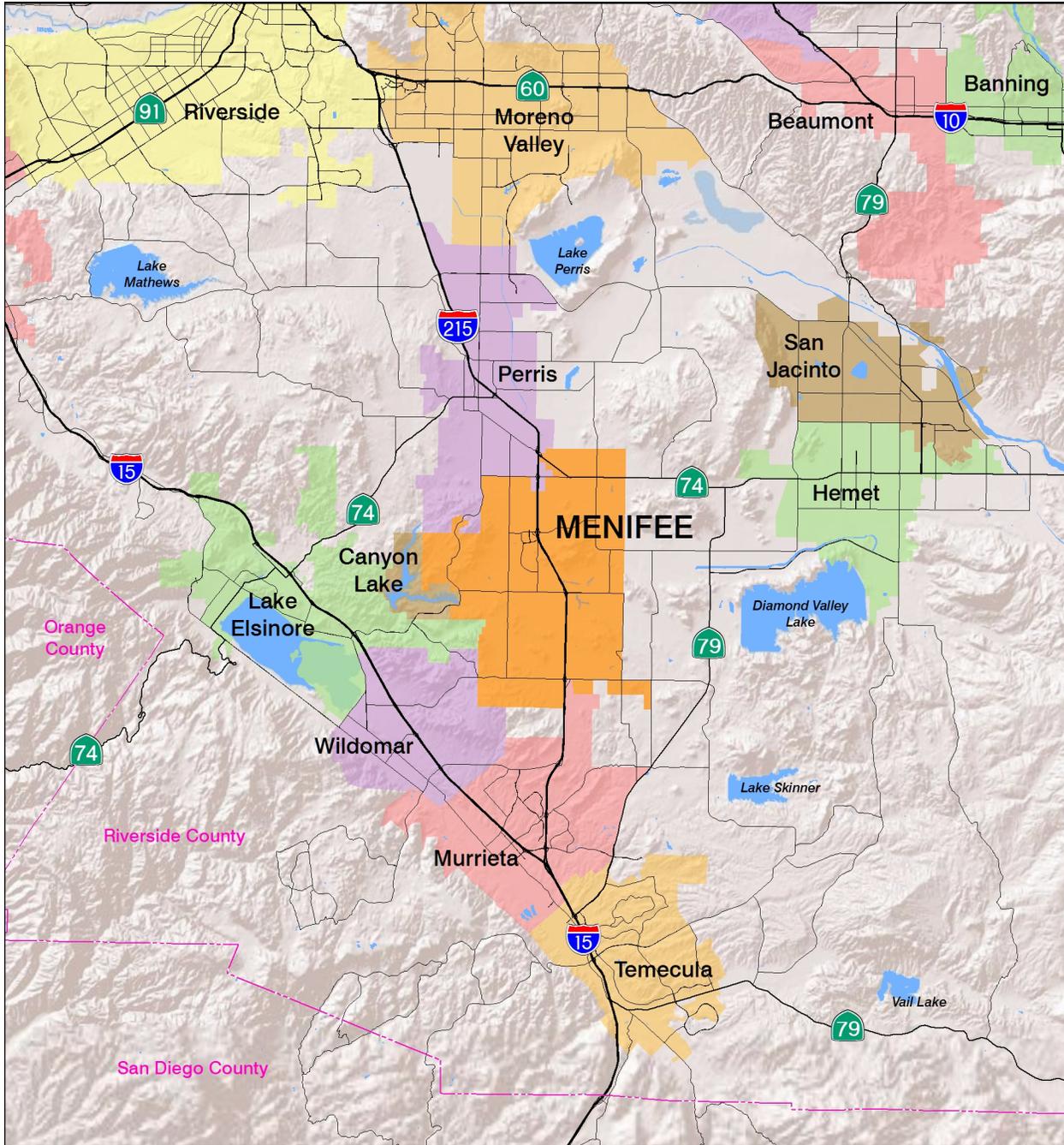
1. Introduction

**Table 1
Existing Land Uses**

<i>Land Use</i>	<i>Acres</i>	<i>Dwelling Units</i>	<i>Square Feet</i>
Residential			
Single-family	9,613	29,324	
Mobile Homes and Trailer Parks	160	1,160	
Multifamily	199	2,218	
Other*	5	157	
Subtotal	9,977	32,859	
Commercial			
Commercial Recreation	73		
Retail Stores and Commercial Services	278		2,845,405
General Office	12		188,189
Major Medical Facilities	22		336,019
Subtotal	385		3,369,613
Civic/Institutional			
Cemeteries	7		
Schools and Educational Facilities	416		
Public Utilities	231		
Fire Stations	5		
Government Offices	4		
Railroads	41		
Religious Facilities	61		
Subtotal	765		
Agriculture			
Agricultural	1,471		
Dairy	101		
Nursery	79		
Subtotal	1,651		
Recreational			
Golf Courses	591		
Local Parks and Recreation	641		
Water	114		
Wildlife Preserves	5		
Subtotal	1,351		
Industrial			
Heavy Industrial	101		1,751,543
Light Industrial	53		879,681
Light Manufacturing	303		5,007,718
Storage	59		973,954
Subtotal	516		8,612,896
Vacant			
Vacant Undifferentiated	11,454		
Right-of-Way	3,714		
Subtotal	15,168		
TOTAL	29,813	32,859	11,982,509

*"Other" residential is a SCAG land use designation. This 5 acre parcel is designated as an SRO or transitional housing facility.

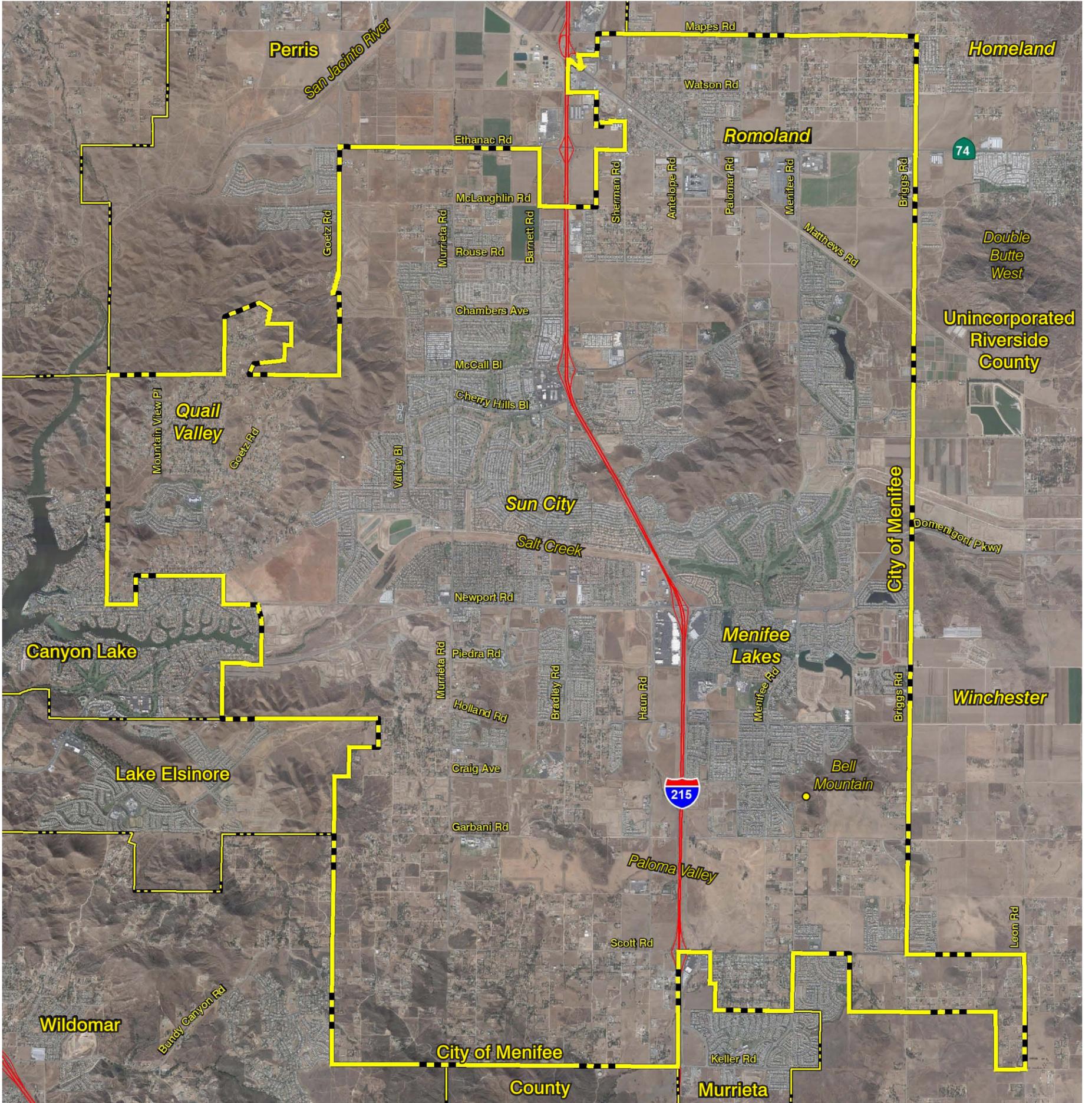
Regional Location



1. Introduction

This page intentionally left blank.

Citywide Aerial



1. Introduction

This page intentionally left blank.

1.3 PROJECT DESCRIPTION

1.3.1 Proposed Project

The proposed project is the preparation of the City of Menifee's first General Plan. As required by Government Code Section 65302 seven elements must be included in the General Plans: land use, circulation, housing, conservation, open space, noise, and safety. The General Plan would include the seven mandatory elements along with three optional elements: air quality, community design, and economic development, as described below.

The **Land Use Element** describes objectives, policies, and programs for areas within a jurisdiction's boundaries in both narrative and graphic terms and establishes development criteria and standards, including building intensity and population density. Land use categories are used to depict the general distribution, location, and extent of public and private uses of land.

The **Circulation Element** deals with the identification, location, and extent of existing and proposed major thoroughfares, transportation routes, trails, multimodal transportation options, and local public utilities and facilities. It serves as an infrastructure plan and must be correlated with the land use element.

The **Housing Element** analyzes housing needs for all income groups and demonstrates how to meet those needs. State law requires that this element be revised, at a minimum, every five years.

The **Conservation Element** focuses on natural resources and addresses identification, conservation, development, hillsides and natural landforms, and use of resources including water, forests, hillsides and natural landforms, soils, waterways, wildlife, and mineral deposits.

The **Open Space Element** provides a plan for the long-term preservation of open space. It will specify plans and measures for preserving open space for natural resources, managing the production of resources, outdoor recreation, and public health and safety.

The **Noise Element** provides guidance related to noise conditions and identifies goals and policies aimed at mitigating and adapting to nuisance noise in the city.

The **Safety Element** identifies seismic, geologic, flood, and wildfire hazards, and establishes policies to protect the community.

The **Air Quality Element** provides guidance related to air quality conditions and greenhouse gases and identifies goals and policies aimed at mitigating and adapting to the impacts of climate change.

The **Community Design Element** establishes the goals and policies that would create a built environment that fosters the enjoyment, financial benefit, and well-being of the entire community.

The **Economic Development Element** establishes goals and policies for encouraging private investment in Menifee, increasing the quantity and quality of jobs, expanding and diversifying revenue sources, and guiding financial decisions.



1. Introduction

Proposed Land Use Plan

The General Plan will provide guidance on the growth of the City for the next 20 years or more. Figure 3, *Proposed Land Use*, shows the preferred distribution of land uses that would be implemented upon buildout of the General Plan.

Proposed Land Use Designations

Residential

- **Rural Mountainous (RM):** Single-family detached residential with a minimum lot size of 10 acres. Generally characterized as areas of at least 10 acres where a minimum of 70 percent of the area has slopes of 25 percent or greater.
- **Rural Residential 5 ac min (RR5):** Single-family detached residential with a minimum lot size of 5 acres.
- **Rural Residential 2 ac min (RR2):** Single-family detached residential on parcels with a minimum of 2 acres.
- **Rural Residential 1 ac min (RR1):** Single-family detached residential on parcels with a minimum of 1 acre.
- **Rural Residential 1/2 ac min (RR1/2):** Single-family detached residential on parcels with a minimum of 1/2 acre.
- **2.1-5 du/ac Residential (2.1-5R):** Single-family detached and attached residential with a density range of 2.1 to 5 dwelling units per acre.
- **5.1-8 du/ac Residential (5.1-8R):** Single-family detached and attached residential with a density range of 5.1 to 8 dwelling units per acre.
- **8.1-14 du/ac Residential (8.1-14R):** Single-family detached and attached residential, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes.
- **14.1-20 du/ac Residential (14.1-20R):** Single-family attached and multifamily residential, including triplexes, fourplexes, motorcourt clusters, and row townhomes.
- **20.1-24 du/ac Residential (20.1-24R):** Multifamily residential, including apartments and condominiums.

Nonresidential

- **Commercial Retail (CR):** Neighborhood, local and regional serving retail and service uses. Hotels are also permitted in this designation.
- **Commercial Office (CO):** Variety of office-related uses, including financial, legal, insurance and other office services, corporate offices, and supporting hotel and ancillary retail uses are permitted.
- **Heavy Industrial (HI):** More intense industrial activities, such as manufacturing uses, that can generate significant impacts such as excessive noise, dust, and other nuisances.

1. Introduction

- **Business Park (BP):** Industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and business parks including corporate offices.
- **Economic Development Corridor (EDC):** Areas where a mixture of residential, commercial, office, industrial, entertainment, educational, recreational uses, and/or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role. The EDC designation is primarily intended for uses along corridors such as I-215 and Ethanac, Newport, and Scott Roads, since land uses in this area have a higher likelihood to transition over time in comparison to other areas of the City.
- **Specific Plan:** The City of Menifee has approved 15 specific plans covering a total of 6,721 acres, or about 22.5 percent of the area of the City. The locations and the names of the specific plans are shown in Figure 3. The 15 specific plans together permit development of up to 19,867 residential units, about 4.72 million square feet of retail space, approximately 5.80 million square feet of nonretail commercial and industrial space.

Other

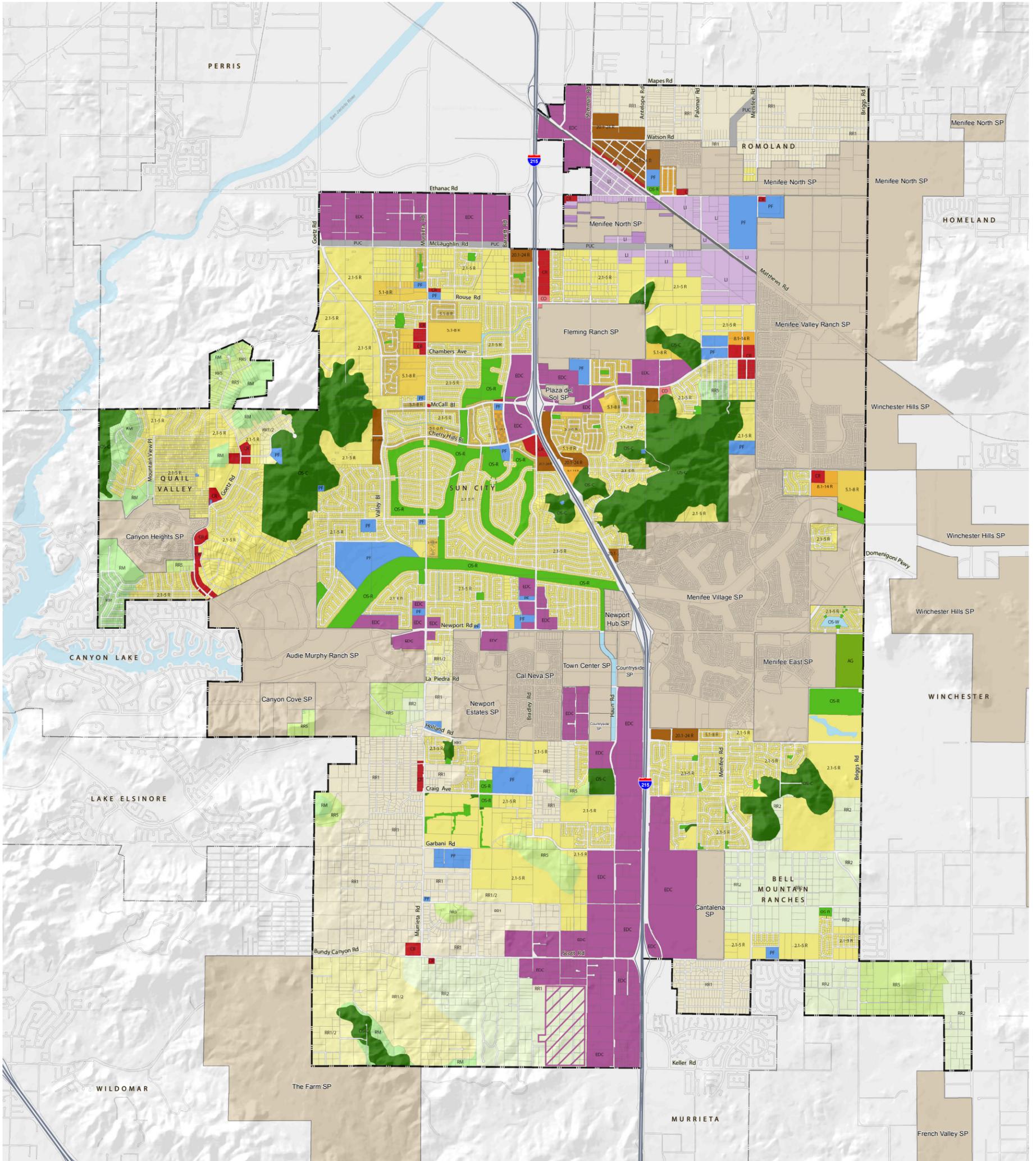
- **Agriculture (AG):** Agricultural land, including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.
- **Conservation (OS-C):** The protection of open space for natural hazard protection and natural and scenic resource preservation. Existing agriculture is permitted.
- **Recreation (OS-R):** Recreational uses, including parks, trails, athletic fields, golf courses, and drainage corridors to be used as recreation facilities. Neighborhood parks are permitted within residential land uses.
- **Water (OS-W):** Includes bodies of water and natural or artificial drainage corridors. Recreational facilities such as parks and trails are also permitted in this designation if agreements can be reached with governing agencies.
- **Public/Quasi-Public Facilities (PF):** Civic uses such as City administrative buildings (city hall, fire stations, police stations, community centers), government offices, corporation yards (city maintenance equipment storage facilities), cemeteries, libraries. Applies to existing public schools and private schools at the elementary, middle, and high school levels. Also includes institutions of higher learning.
- **Public Utilities Corridor (PUC):** Indicates locations that contain easements for significant public utilities infrastructure such as transmission lines. Improvements within utility easements may include parks, trails, nurseries, storage, or any other use that is compatible with adjacent land uses and allowed by the utility. Any uses proposed within these easements will require coordination with the appropriate utility provider.
- **Right-of-Way (ROW):** Land occupied (dedicated) or intended to be occupied by transportation and public use facilities, such as roadways, bike lanes, sidewalks, utility lines, and railroads (RR).



1. Introduction

This page intentionally left blank.

Proposed Land Use



Rural Mountainous (RM) 10 ac min	2.1-5 du/ac Residential; 7,200 sf min (2.1-5R)	Commercial Retail (CR) 0.20 - 0.35 FAR	Agriculture (AG)	Public Utility Corridor (PUC)
Rural Residential 5 ac min (RR5)	5.1-8 du/ac Residential; 4,000 sf min (5.1-8R)	Commercial Office (CO) 0.25 - 1.0 FAR	Conservation (OS-C)	Railroad
Rural Residential 2 ac min (RR2)	8.1-14 du/ac Residential (8.1-14R)	Heavy Industrial (HI) 0.15 - 0.50 FAR	Recreation (OS-R)	Specific Plan (SP)
Rural Residential 1 ac min (RR1)	14.1-20 du/ac Residential (14.1-20R)	Business Park (BP) 0.25 - 0.60 FAR	Water (OS-W)	Expanded EDC Scenario
Rural Residential 1/2 ac min (RR1/2)	20.1-24 du/ac Residential (20.1-24R)	Economic Development Corridor (EDC)	Public/Quasi Public Facilities (PF)	



1. Introduction

This page intentionally left blank.

1. Introduction

The General Plan EIR will be evaluating two separate buildout scenarios. The difference in buildout scenarios affects 174 acres in the southwest corner of the General Plan Study Area, westerly of Interstate 215 and southerly of Scott Road. The primary land use option is shown on Table 2. Projections are based upon the theoretical buildout (dwelling units, population, nonresidential square footage, and employment) of each land use designation based on a range of allowable densities. Buildout of the proposed land use plan is projected to accommodate approximately 63,754 dwelling units and 158,948 people.

**Table 2
Future Buildout Projections**

Land Use Category	Acres¹	Assumed Density (du/ac)^{1,2}	Intensity (FAR)²	Units	Population³	Square Feet (Retail)	Square Feet (Nonretail)	Total Square Feet
Residential								
Rural Mountainous (RM)	464	0.10		46	120			
Rural Residential 5 ac min (RR5)	663	0.20		133	344			
Rural Residential 2 ac min (RR2)	1,629	0.50		815	2,106			
Rural Residential 1 ac min (RR1)	2,634	1.0		2,634	6,813			
Rural Residential 1/2 ac min (RR1/2)	756	2.0		1,512	3,909			
2.1-5 du/ac Residential (2.1-5R)	5,946	4.0		23,785	61,511			
5.1-8 du/ac Residential (5.1-8R)	639	6.0		3,833	9,912			
8.1-14 du/ac Residential (8.1-14R)	88	10.0		885	2,288			
14.1-20 du/ac Residential (14.1-20R)	0	18.0		0	0			
20.1-24 du/ac Residential (20.1-24R)	256	22.0		5,499	10,513			
Subtotal	13,075			39,141	97,515			
Nonresidential								
Commercial Retail (CR)	202		0.23			2,018,027		2,018,027
Commercial Office (CO)	10		0.35				150,369	150,369
Heavy Industrial (HI)	28		0.40				494,803	494,803
Business Park (BP)	413		0.38				6,836,666	6,836,666
Subtotal	653					2,018,027	7,481,838	9,499,865
Economic Development Corridor (EDC)	2,466	5.1–18.0	0.23–0.38	4,744	10,049	4,015,147	28,281,889	32,297,032
Subtotal (with EDC)	3,119			4,744	10,049	6,033,174	35,763,727	41,796,897



1. Introduction

**Table 2
Future Buildout Projections**

Land Use Category	Acres¹	Assumed Density (du/ac)^{1,2}	Intensity (FAR)²	Units	Population³	Square Feet (Retail)	Square Feet (Nonretail)	Total Square Feet
Specific Plan⁴								
Specific Plan (SP)	6,721			19,867	51,378	4,718,054	5,805,749	10,523,798
Subtotal	6,721⁵			19,867	51,378	4,718,054	5,805,749	10,523,798
Other								
Agriculture (AG)	79							
Conservation (OS-C)	1,664							
Recreation (OS-R)	725							
Water (OS-W)	69							
Public/Quasi-Public Facilities (PF)	484							
Public Utilities Corridor (PUC)	132							
Railroad (Rail)	25							
Right-of-Way (ROW)	3,720							
<i>Subtotal</i>	<i>6,898</i>							
Total	29,813			63,754	158,942	10,751,227	41,569,476	52,320,695

¹ Acres shown are adjusted gross acreages and do not include the right-of-way for roadways or railroads, or flood control facilities.

² 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.

³ Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. A 7.64% vacancy rate was assumed for population based on 2009 City of Menifee vacancy rate figures identified by the California Department of Finance.

⁴ The total number of units and square footage of retail and non-retail uses for Specific Plans were taken directly from the approved land use plans associated with each Specific Plan document. If the figures were unavailable, standard density and intensity assumptions were applied.

⁵ Of the 6,721 total acres located in Specific Plan areas, approximately 1,782 acres (26% of the Specific Plan acreage) are dedicated to open space uses. These acres are in addition to the open space acreages identified in the land use designations.

A second land use option, identified as the Expanded Economic Development Corridor (EDC) Scenario, is being considered for the 174-acre area in the southwest corner of the General Plan Study Area as cross-slashed on Figure 3 based on requests from members of the public and City Council direction. A summary of the differences between the primary scenario and the Expanded EDC scenario are shown below.

- Increase the EDC area
 - add 174 acres to the southwest corner of the EDC
 - increase nonretail 2,880,187 square feet
- Reduce the Rural Residential area
 - remove 4 acres of RR1 Rural Residential (1 ac min) and 170 acres of RR2 Rural Residential (2 ac min)
 - reduce population by 550 persons
 - reduce total units by 89

Table 3 shows the land use categories that would change with the inclusion of the Expanded EDC Scenario as well as the projected buildout totals. The balance of the land use categories will remain as presented in Table 2.

**Table 3
Future Buildout Projections With Expanded EDC Scenario**

Land Use Category	Acres	Assumed Density (du/ac)	Intensity (FAR)	Units	Population	Square Feet (Retail)	Square Feet (Nonretail)	Total Square Feet
Residential								
Rural Residential 2 ac min (RR2)	1,544	0.50		811	1,996			
Rural Residential 1 ac min (RR1)	2,464	1.0		2,464	6,373			
Subtotal	12,986			39,052	96,965			
Nonresidential								
Expanded EDC Area	174		0.38				2,880,187	2,880,187
Subtotal (with EDC and Expanded EDC Area)	3,119			4,744	10,049	6,033,174	38,643,914	44,677,084
Total	29,813			63,665	158,392	10,751,227	44,449,663	55,200,882

1.4 CITY ACTION

The City of Menifee City Council, as the City’s legislative body, is the approving authority for the City of Menifee General Plan. In order to implement the General Plan, the City Council must take the following actions:

- Certification of the City of Menifee General Plan EIR
- Adoption of findings of fact (and Statement of Overriding Considerations, if required)
- Adoption of a Mitigation Monitoring and Reporting Program
- Adoption of the City of Menifee General Plan

1.5 RESPONSIBLE AGENCIES

A public agency other than the lead agency that has discretionary approval power over a project is a Responsible Agency, as defined by CEQA Guidelines. Adoption of the City of Menifee General Plan does not require permits or approvals from any other agency.

1.6 REVIEWING AGENCIES

Reviewing Agencies include those agencies that do not have discretionary powers to approve or deny the proposed project or actions needed to implement it, but may review the environmental document for adequacy and accuracy. Potential reviewing agencies include:

Federal Agencies

- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFWS)
- U.S. Environmental Protection Agency (USEPA)



1. Introduction

State Agencies

- Department of Fish and Game (CDFG)
- Department of Transportation (CalTrans)
- Department of Conservation (DOC)
- California Geological Survey (CGS)
- Department of Forestry and Fire Protection (CAL FIRE)
- Emergency Management Agency (EMA)
- Air Resources Board (ARB)
- Housing and Community Development (HCD)
- Native American Heritage Commission (NAHC)
- Office of Historic Preservation (OHP)

Regional Agencies

- South Coast Air Quality Management District (SCAQMD)
- Southern California Association of Governments (SCAG)
- Santa Ana Regional Water Quality Control Board (SARWQCB)
- Riverside County Transportation and Land Management Agency (TLMA) (includes Planning Department, Building & Safety Department, Transportation Department, Environmental Programs Department)
- Riverside County Airport Land Use Commission (ALUC)
- March Joint Powers Authority

Local Agencies

- City of Canyon Lake
- City of Lake Elsinore
- City of Wildomar
- City of Murrieta

2. *Environmental Checklist*

2.1 **BACKGROUND**

1. **Project Title:** City of Menifee General Plan

2. **Lead Agency Name and Address:**

City of Menifee
29714 Haun Road
Menifee, CA 92586

3. **Contact Person and Phone Number:**

Carmen Cave, PhD, Community Development Director
(951) 672-6777

4. **Project Location:** The City of Menifee spans about 50 square miles in western Riverside County, California, about 30 miles southeast of the City of Riverside.

5. **Project Sponsor's Name and Address:**

City of Menifee
29714 Haun Road
Menifee, CA 92586

6. **General Plan Designation:** Various General Plan designations throughout the City.

7. **Zoning:** Various zoning designations throughout the City.

8. **Description of Project:** The proposed project is the preparation of the City of Menifee's first General Plan. The City of Menifee General Plan would include the seven mandatory elements (land use, circulation, housing, conservation, open space, noise, and safety) and three optional elements (air quality, community design, and economic development).

9. **Surrounding Land Uses and Setting:** City of Menifee is surrounded by the City of Perris and unincorporated Riverside County to the north; City of Canyon Lake, City of Lake Elsinore and City of Wildomar to the west; City of Wildomar, City of Murrieta and unincorporated county to the south; and unincorporated communities of Homeland and Winchester to the east.

10. **Other Public Agencies Whose Approval Is Required:**

None



2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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.

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

2.3 DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

7/5/2012
Date

Carmen L. Cave
Printed Name

City of Menifee
For

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

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



2. Environmental Checklist

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

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	X			
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	X			

2. Environmental Checklist

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



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	X			
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	X			
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	X			
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	X			

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	X			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			



2. Environmental Checklist

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

3. *Environmental Analysis*

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist.

3.1 **AESTHETICS**

a) **Have a substantial adverse effect on a scenic vista?**

Potentially Significant Impact. Menifee has a dynamic topography; hills can be found in several places throughout the City. The steepest slopes and largest cluster of hillsides are north of Menifee Lakes. Quail Valley has a number of steep hillsides as well. The lowest point in the City is about 1,386 feet amsl on the west edge of the City at Salt Creek. Rugged rock outcroppings and hills are scattered throughout the City; the highest point is about 2,240 feet amsl in the hills near the southwest corner of the City. Bell Mountain is at 1,848 feet amsl in southeast part of City. Future development in accordance with the General Plan would allow for development of currently undeveloped parcels; therefore, future development has the potential to impact scenic vistas. The EIR will describe the existing visual setting, identify areas where potential landform alterations and new visual elements could occur, and evaluate the impacts to scenic vistas.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Potentially Significant Impact. There are no officially designated scenic highways in or near the City of Menifee. However, State Route 74 (SR-74) passes through the northern part of the City and is considered an 'Eligible State Scenic Highway – Not Officially Designated' by the California Department of Transportation. The nearest designated state scenic highway to the City is a portion of SR-74 in the San Jacinto Mountains about 17 miles east of the city (Caltrans 2010). There are three County designated Eligible Scenic Highways in the city as shown on the Sun City/Menifee Valley Area Plan: Interstate 215 (I-215) from McCall Boulevard south; McCall Boulevard from I-215 on the west to Menifee Road on the east; and Menifee Road from McCall north. Impacts to scenic resources along an eligible state and county scenic highways may occur and will be analyzed in the EIR.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

Potentially Significant Impact. Future development in accordance with the Menifee General Plan has the potential to impact the overall visual character of the City and surrounding lands. The EIR will describe the existing visual setting, identify areas where potential landform alterations and new visual elements could occur, and evaluate the impacts to the existing visual character and quality of the City.

d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

Potentially Significant Impact. Future development in accordance with the Menifee General Plan would allow for an increase in development of residential, commercial, and industrial uses throughout the City. The proposed project has the potential to introduce new sources of light and glare that may affect day or



3. Environmental Analysis

nighttime views in the area. The EIR will identify areas where new sources of light and glare would be developed and potential impacts to existing sensitive receptors.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Program and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

Potentially Significant Impact. As of 2008, the City of Menifee contained 429 acres of Prime Farmland, 242 acres of Farmland of Statewide Importance, 150 acres of Unique Farmland, and 8,395 acres of Farmland of Local Importance (ANR 2009). Future development in accordance with the City of Menifee General Plan may involve conversion of farmland to nonfarmland. The EIR will update the existing inventory of agricultural lands and evaluate impacts of converting agricultural uses to nonagricultural uses.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Potentially Significant Impact. Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. The City of Menifee contains four parcels, totaling 77 acres, of land currently under Williamson Act contracts (RCPC 2009). All of these property owners have filed not to renew their contracts upon completion of their 10-year commitment. All parcels went into nonrenewal in 2007, meaning they will be out of contract in 2016. The EIR will evaluate impacts to agricultural zoning and Williamson Act contracts.

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

Potentially Significant Impact. "Forest land" is land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (California Public Resources Code Section 12220(g)). "Timberland" is defined by the state as land capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees (California Public Resources Code Section 4526), or land which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre (California Government Code Section

3. Environmental Analysis

51104(f)). The California Department of Forestry and Fire Protection (CAL FIRE) assessed the amount, extent, and conditions of California's forestland. The assessment identifies several forest land and timberland resources in Riverside County and in Menifee. Valley areas may contain Valley Oak Woodlands and hills, and other open areas may have other habitat that meets the definition of forest land.¹ The EIR will evaluate forest and timber areas.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Potentially Significant Impact. Implementation of the proposed project may result in the loss of forest land or conversion of forest to nonforest use. The EIR will evaluate the impacts of possible forest loss.

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

Potentially Significant Impact. Implementation of the proposed project may result in the conversion of farmland to nonagricultural uses. The EIR will evaluate the impacts of converting agricultural uses to nonagricultural uses and conversion of forest land to nonforest use.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. Buildout of the Menifee General Plan would result in short-term construction-related and long-term air pollutant emissions that have the potential to affect local and regional air quality. Further evaluation is necessary to determine whether the proposed project would conflict with the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). Air quality plans will be examined in the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The City of Menifee is within the South Coast Air Basin (SoCAB). The SoCAB is designated nonattainment for ozone (O₃), inhalable particulate matter (PM_{2.5} and PM₁₀), and lead (Los Angeles County only) under the California and National Ambient Air Quality Standards (AAQS) and nonattainment for NO₂ under the California AAQS.² Air pollutant emissions generated by short-term construction activities and long-term operation associated with buildout of the Menifee General Plan could generate emissions that exceed SCAQMD's significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Air quality standards will be examined in the EIR.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality

¹ "Woodlands" are forest lands composed mostly of hardwood species such as oak (California Public Resources Code Section 12220[1]).

² CARB approved the SCAQMD's request to redesignate the SoCAB from serious nonattainment for PM₁₀ to attainment for PM₁₀ under the National AAQS on March 25, 2010, because the SoCAB has not violated federal 24-hour PM₁₀ standards during the period from 2004 to 2007. However, the EPA has not yet approved this request.



3. Environmental Analysis

standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. Air pollutant emissions generated by short-term construction activities and long-term operation of the project could generate emissions that cumulatively contribute to the O₃, NO₂, PM₁₀, and PM_{2.5} nonattainment designations of the SoCAB. Pollutant increases will be examined in the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu\text{g}/\text{m}^3$) and can be correlated to potential health effects. SCAQMD has adopted localized significance thresholds (LSTs) to evaluate impacts associated with concentrations of air pollutants generated by onsite construction equipment at nearby sensitive receptors. The EIR will evaluate the proposed land use changes and the potential air quality impacts of these uses on sensitive receptors.

e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impacts. Residential development and commercial uses do not typically generate objectionable odors that affect a substantial number of people. However, some agricultural land uses and industrial uses have the potential to generate objectionable odors. The EIR will evaluate potential sources of odor and the potential to affect a substantial number of people.

3.4 BIOLOGICAL RESOURCES

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

Potentially Significant Impact. Approximately 44 percent of the City of Menifee is undeveloped. As such, native habitat and candidate, sensitive, and special status plant and wildlife species have the potential to occur within the City. Occurrences of 151 sensitive species were documented in the California Fish and Game, California Natural Diversity Database in a region consisting of nine topographic quadrangles within the City; the species included 61 species of plants, 41 of birds, 28 of mammals, 15 of reptiles, four of invertebrates, two of amphibians (CDFG 2012). The main general habitat types found in the City of Menifee include grasslands, nonnative grasslands, coastal sage scrub, and wetland/riparian/woodland areas. These areas support various native and special status wildlife species, including burrowing owl, fairy shrimp, coastal California gnatcatcher, and Quino checkerspot butterfly. Within the city boundaries there are several candidate, sensitive, and special status species identified in regional plans policies, or regulations (Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP)), and by the California Department of Fish and Game and U.S. Fish and Wildlife Service. Buildout of the Menifee General Plan may impact sensitive species through development of existing undeveloped lands. The EIR will evaluate sensitive species, current regulatory requirements, and potential impacts to sensitive species and habitat.

3. Environmental Analysis

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

Potentially Significant Impact. Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. There are several USGS blue-line streams in the City. Most of the streams are tributaries of Salt Creek, which flows westward and joins the San Jacinto River at Railroad Canyon Reservoir (Canyon Lake). According to the Western Riverside County MSHCP vegetation within the City boundary includes: Chaparral, Coast Live Oak Woodland, Dairy/Livestock Feedyards, Field Croplands, Grove/Orchard, Non-native Grasslands, Oak Woodland, Open Water/Reservoir/Pond, Residential/Urban/Exotic, Riparian Scrub, Riversidean Sage Scrub, and Southern Cottonwood/Willow Riparian. Within the city boundaries there is riparian habitat or other sensitive natural community that are identified in regional plans policies, or regulations (Western Riverside County MSHCP), and by the California Department of Fish and Game and U.S. Fish and Wildlife Service. The EIR will identify sensitive natural communities within the City and current regulatory requirements, and evaluate potential impacts of the proposed project.

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

Potentially Significant Impact. Buildout of the Menifee General Plan has the potential to affect areas identified as Waters of the United States. Vernal pools are known to occur in the Menifee region. The EIR will assess impacts to wetlands within the City.



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

Potentially Significant Impact. The City of Menifee is subject to the Western Riverside County MSHCP which has identified areas where wildlife movement will take place over time within western Riverside County. The vast majority of the City of Menifee does not contain areas that have been identified as being biologically meaningful for wildlife movement. Additionally there are no native resident wildlife or fish species or nursery sites within the City of Menifee. The EIR will evaluate the General Plan buildout related to the wildlife movement areas.

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

Potentially Significant Impact. The City of Menifee adopted all County of Riverside Ordinances at the time of incorporation. Pursuant to Ordinance No. 559, Regulating the Removal of Trees, permits are required to remove living native trees on parcels larger than one-half acre in size located in elevations above 5,000 feet. There is no land at 5,000 feet elevation or higher in Menifee, as the highest elevation in the City is 2,240 feet amsl in the hills near the southwest corner of the City. Pursuant to Ordinance No. 663, the County established the Mitigation Fund to develop and implement the Habitat Conservation Plan, including the acquisition of habitat reserve sites for impact to the Stephens' Kangaroo Rat (*Dipodomys stephensi*) caused by loss of habitat. The City of Menifee is in the plan area of the Stephens' Kangaroo Rat Habitat Conservation Area (SKRHCP). Development projects approved pursuant to the

3. Environmental Analysis

proposed General Plan would be required to mitigation fees under the SKRHCP and the Western Riverside County MSHCP fee ordinance. The EIR will evaluate the potential conflicts associated with buildout of the Menifee General Plan and existing ordinances and policies that protect biological resources.

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

Potentially Significant Impact. The City of Menifee is in the plan areas of two adopted Habitat Conservation Plans (HCPs). The Western Riverside County MSHCP has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western County boundary to the San Jacinto Mountains, of which roughly 500,000 acres are to be conserved in exchange for Take Coverage under federal and state endangered species acts for 146 species. The Western Riverside County MSHCP is administered by the Western Riverside County Regional Conservation Authority.

The SKRHCP covers one species, the Stephens' kangaroo rat (*Dipodomys stephensi*). The SKRHCP has a plan area of roughly 534,000 acres spanning much of western Riverside County, including eight core reserves totaling over 48,000 acres, and is administered by the Riverside County Habitat Conservation Agency.

A portion of the city is within the areas that are contemplated for conservation per the Western Riverside County MSHCP. There are no reserves in the City designated under the SKRHCP (RCHCA 2009). Much of the City is in areas where habitat assessments for burrowing owl (*Athene cunicularia*) are required under the Western Riverside County MSHCP during the environmental reviews for future development projects. The EIR will evaluate the potential conflicts with adopted habitat conservation plans.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Potentially Significant Impact. Known potential historical resources in the City of Menifee include but are not limited to Christensen Ranch, Gomers Ranch, Schain Ranch, Hills Ranch, and Walden West Cabin. Policies and land use designations in General Plan may impact historical resources within the City. The EIR will evaluate potential impacts of the proposed project on sensitive historical resources.

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

Potentially Significant Impact. Parts of the City are considered highly sensitive for archaeological resources (RCIP 2003). The Luiseño people occupied a territory that stretched from western San Jacinto Valley to the Pacific Ocean along several major rivers including the Temecula, Santa Margarita, and San Luis Rey. In Menifee, the archaeological records identify resource gathering sites, quarries, hunting sites, small camp sites, rock art (petroglyphs and pictographs) sites and village settlements. Grading and excavation activities involved with further land development in accordance with the Menifee General Plan could impact known and unanticipated archaeological resources in Menifee. The EIR will evaluate potential impacts of the proposed project on sensitive archeological resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Much of the City is highly sensitive for paleontological resources (fossils) (RCIP 2003). Found fossils recovered from Pleistocene sediments represent extinct taxa including mammoths, mastodons, ground sloths, dire wolves, short-faced bears, sabre-toothed cats, large and small horses, large and small camels, and bison. Therefore, there is a high potential for ground disturbing activities to uncover unique paleontological resources. General Plan buildout would identify development areas where currently undeveloped land exists. Landforms in the City consist of parts of three valleys interspersed with hills bearing scattered outcrops of granitic rocks. The EIR will evaluate potential impacts to paleontological resources.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. Future development in accordance with Menifee General Plan could result in the discovery of human remains, including Native Americans. The EIR will evaluate the potential impacts of the General Plan on cultural resources.

3.6 GEOLOGY AND SOILS

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

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

Less than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture to built structures. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line. The two closest fault zones to the City are the San Jacinto Fault to the east, and the Elsinore Fault to the west. The faults are confined to bedrock and do not affect sediments deposited in the Holocene or late Pleistocene; therefore, these faults are not active and structural setbacks from these faults are not warranted. There are no Alquist-Priolo zones in the Menifee area (ECI 2010). Hazards from surface rupture of a known active fault would be less than significant; this topic will not be discussed in the EIR.

ii) Strong seismic ground shaking?

Potentially Significant Impact. The San Jacinto and Elsinore faults have the potential to generate moderate to strong ground shaking in Menifee. Earthquake hazards are potentially significant and will be addressed in the EIR.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to



3. Environmental Analysis

liquefaction. Geological and groundwater conditions in some parts of the City suggest a potential for liquefaction (ECI 2010). Seismic-related ground failure including liquefaction will be addressed in the Safety Element. The hazard of ground failure will be addressed in the EIR.

iv) Landslides?

Potentially Significant Impact. Landforms and geological conditions suggest that there is a the potential for earthquake-induced landslides in parts of the City (ECI 2010). The hazard of landslides is potentially significant and will be addressed in the EIR.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Menifee is subject to high winds, especially between the months of September and April (Santa Ana wind conditions). Parts of the City are in wildfire hazard zones, and occasional large fires in such areas result in increased susceptibility to soil erosion, landslides, and mudslides. Soil erosion may also occur during construction-related ground disturbance from clearing, grading, and excavation. Development in accordance with buildout of the General Plan may result in soil erosion and/or loss of topsoil. The EIR will evaluate the potential impacts from erosion.

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

Potentially Significant Impact. Future development may occur on soil that is unstable. The potential for impacts as a result of landslides, lateral spreading, subsidence, liquefaction, or collapse will be addressed in the EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Expansive soils shrink or swell as the moisture content decreases or increases, which can shift, crack, or break structures built on such soils. Expansive soils may be present within the City of Menifee, and future development may be proposed and/or located on expansive soils. The hazard of expansive soils is potentially significant and will be evaluated in the EIR.

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

Potentially Significant Impact. Soils incapable of supporting septic tanks or alternative wastewater disposal systems may be present within City of Menifee. There is currently a moratorium on development because of current issues with septic systems and the lack of sanitary sewers in Quail Valley. The planning direction for the City supports the decommissioning of existing septic systems and connection to sanitary sewer infrastructure. Wastewater treatment for Menifee is provided by the Eastern Municipal Water District. Future General Plan development may need to rely on septic tanks or other alternative wastewater disposal systems until sewer system upgrades and extension of lines are in place. This issue will be evaluated in the EIR.

3.7 GREENHOUSE GAS EMISSIONS

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

Potentially Significant Impact. Implementation of projects pursuant to the proposed General Plan may increase land use intensities, generating additional traffic volumes throughout the City. Projects pursuant to the General Plan may also require construction and grading activities. These effects could have the potential to generate short-term construction-related and long-term greenhouse gas (GHG) emissions that could affect climate change. An analysis will be prepared as part of the EIR to determine the General Plan's potential GHG impacts.

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

Potentially Significant Impact. Assembly Bill 32, the Global Warming Solutions Act of 2006 (AB 32), is the primary state policy created with the purpose of reducing greenhouse gas emissions in California. AB 32 created emissions reduction targets and granted authority over emissions reduction to the California Air Resources Board (ARB). Senate Bill 375, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), which was passed by the legislature as a tool for working towards AB 32's reduction goals, requires ARB to set regional GHG emissions targets and requires each California metropolitan planning organizations (MPO) to develop a Sustainable Community Strategy (SCS) that integrates housing, transportation, and land use policy. These mandates were designed with the intention of reducing vehicle miles traveled, and thus, GHG emissions. Additionally the California Air Resources Board (CARB) Scoping Plan, outlines ways to achieve GHG reductions in California as required by AB 32. Although the proposed Menifee General Plan will address land use and circulation issues that contribute to compliance GHG directives, projects developed pursuant to the proposed General Plan have the potential to conflict with the Southern California Association of Governments (SCAG) SCS and its provisions designed to reduce GHG emissions. The EIR will evaluate consistency of the General Plan with CARB's Scoping Plan and SCAG's RTP/SCS.



3.8 HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Potentially Significant Impact. General Plan buildout would involve development of up to about 41.6 million square feet of nonretail commercial and industrial land uses. Commercial and industrial land uses would transport, use, store, and dispose of hazardous materials, which could create some hazards to the public and/or the environment. Hazards related to hazardous materials will be discussed in the EIR.

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

Potentially Significant Impact. General Plan buildout would involve development of up to about 41.6 million square feet of nonretail commercial and industrial land uses. Industrial and commercial land uses would use, store, and transport hazardous materials; thus, such new land uses in the City could create some risk of accidental release of hazardous materials. This topic will be assessed in the EIR.

3. Environmental Analysis

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. There are 10 elementary schools, 4 middle schools, 2 high schools, and 5 private or parochial schools in Menifee. General Plan buildout could involve development of land uses within 0.25 mile of a school that would involve use of hazardous materials or generate hazardous emissions. This impact is potentially significant and will be addressed in the EIR.

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

Potentially Significant Impact. California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites:

- Hazardous waste facilities
- Hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders
- Public drinking water wells containing detectable levels of organic contaminants
- Underground storage tanks with reported unauthorized releases
- Solid waste disposal facilities from which hazardous waste has migrated

Hazardous materials sites in the City of Menifee were listed and mapped during preparation of the technical background report to the Safety Element by Earth Consultants International in 2010. Types of hazardous materials sites listed include sites with leaking underground fuel tanks and land disposal sites. General Plan buildout may result in hazards related to known hazardous materials sites in the City. This topic will be addressed in the EIR.

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

Potentially Significant Impact. The Ontario International Airport is about 44 miles to the northwest. Passenger service is also available at the Palm Springs International Airport and Riverside Municipal Airport. Four smaller airports also operate in the Menifee area. Perris Valley Airport is a privately owned and operated airport open to public use. The airport has one runway and is used for general aviation and extensive skydiving. A skydiving drop zone operates at the airport, and skydivers land about 50 feet from the runway. As identified in the Riverside County Airport Land Use Plan, the northwestern portion of Menifee lies in the Compatibility Zone E of the Perris Valley Airport. The nearby county-owned Hemet-Ryan Airport has a 4,300-foot runway and also has general aviation facilities. French Valley Airport is a county-owned public-use airport on Highway 79 in Murrieta. French Valley Airport has one asphalt-paved runway. Skylark Field Airport in Lake Elsinore is a private airport with three runways and is used for general aviation and skydiving activities. March Air Reserve Base in unincorporated Riverside County area, north of Perris and west of Moreno Valley, has take-off and landing flight patterns that go over the northwest portion of Menifee. Air safety restrictions apply in the northern portion of the Menifee, in the

3. Environmental Analysis

Romoland area. Although airport safety is not anticipated to be affected by the General Plan buildout, this issue will be addressed in detail in the EIR.

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

No Impact. The nearest private airstrip, Pines Airpark, is 4.5 miles east of Menifee in the community of Winchester. No safety hazards would occur as a result of the proposed General Plan, and this issue will not be addressed further in the EIR.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. Emergency response in Riverside County is the responsibility of the Office of Emergency Services of the Riverside County Fire Department (RCFD). The emergency response plan in effect in the City of Menifee is the Riverside County Operational Area Emergency Operations Plan (EOP) issued by the RCFD. The EOP is activated when local jurisdictions request support, and it specifies tasks and responsible agencies for emergency preparedness, emergency response, and disaster recovery. Compliance and coordination with the EOP will be addressed in the Safety Element of the General Plan and will be discussed in the EIR.

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

Potentially Significant Impact. Wildland and urban fire services are provided to the City of Menifee by the Riverside County Fire Department, which currently has four stations located in Menifee:

- Station 5 at 28971 Goetz Road in northwest Menifee
- Station 7 at 27860 Bradley Road in central Menifee
- Station 68 at 26020 Wickerd Road in southwest Menifee
- Station 76 at 29950 Menifee Road in east-central Menifee (RCFD 2012)

Several areas in the city are in areas in very high, high, and moderate fire hazard severity zones. These areas are designated as Local Responsibility Areas (LRAs) by the California Department of Forestry and Fire Prevention (CAL FIRE 2009). Implementation of the general plan could increase the demands on State and local fire protection personnel and equipment. The EIR will evaluate impacts of the proposed project on fire protection services.

3.9 HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The US Environmental Protection Agency (EPA) establishes national water quality standards. Pursuant to Section 402 of the Clean Water Act, the EPA has also established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct stormwater discharges. In Menifee, the San Diego Regional Water Quality Control Board administers the NPDES permitting programs and is responsible for developing waste discharge requirements. Construction and operation of planned development per the General Plan have the



3. Environmental Analysis

potential to discharge sediment and pollutants to storm drains and receiving waters. The EIR will discuss water quality standards and water discharge requirements.

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

Potentially Significant Impact. The City of Menifee is serviced by the Eastern Municipal Water District, which has three sources of supply: imported water from the Metropolitan Water District, local groundwater, and recycled water. From north to south, the City of Menifee lies over the Perris South, Menifee, Lower Domenigoni, French, and Murrieta subbasins of the San Jacinto Groundwater Basin (EMWD 2011). Groundwater in the Perris South and Menifee subbasins is managed pursuant to the West San Jacinto Groundwater Management Plan created by the EMWD and other water users in the western part of the San Jacinto Groundwater Basin (EMWD 2011). The City's population—86,411 in 2012—could increase to 158,942 residents with implementation of the General Plan, potentially increasing the demand for water. Future development in accordance with the General Plan would also involve expansion of commercial and industrial land uses in the City, potentially increasing the demand for water. The EIR will evaluate impacts to groundwater supply and recharge.

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

Potentially Significant Impact. Nearly the whole City of Menifee is in the drainage area of Salt Creek, which flows westward and joins the San Jacinto River at Railroad Canyon Reservoir (or Canyon Lake), at the boundary between the cities of Menifee and Canyon Lake. Small parts of the City of Menifee near the northern, western, and southern boundaries are in watersheds of other streams; those streams also flow westward to Canyon Lake or the Elsinore Valley. General Plan buildout would involve development of much of the vacant land in the City. Projects developed pursuant to the General Plan would be required to prepare and implement Stormwater Pollution Prevention Plans (SWPPP) as required by the Statewide General Construction Permit issued by the State Water Resources Control Board. Water quality requirements for projects that would be developed pursuant to the General Plan will be discussed in the EIR.

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

Potentially Significant Impact. The San Jacinto River and Salt Creek are the major water channels in the area. The proposed project would alter the existing land use designations within the City. Development may result in the alteration of existing drainage patterns, increased erosion, and discharge of sediment to watercourses. The EIR will evaluate impacts to drainage patterns within the City.

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

Potentially Significant Impact. Development in accordance with the General Plan would involve alteration and redistribution of land uses within the City. Increased urbanization may increase the amount

3. Environmental Analysis

of runoff and discharge of sediments and pollutants to stormwater drainage systems. The EIR will evaluate potential impacts to stormwater systems and water quality.

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. Development per the General Plan would involve alteration of land use designations within the City and would include development in the undeveloped areas. Menifee has several large agricultural fields. Historically, the most common way to deal with accumulations of treated sewage sludge was to apply it to agricultural areas as a soil amendment. There are several mapped sludge application areas in French and Paloma Valleys. Additionally, crop chemicals, such as herbicides and pesticides, may be found in soils. Future conversion of these agricultural uses may result in discharge of sediment and pollutants to existing streams. The EIR will evaluate potential impacts to water quality.

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

Potentially Significant Impact. Parts of the City of Menifee are within 100-year flood zones designated by the Federal Emergency Management Agency (FEMA). General Plan buildout would involve development of up to 63,765 housing units. Flood hazards will be discussed in the EIR.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. The City has several areas within 100-year flood zones. The EIR will evaluate the potential impact of flooding on development described in the General Plan.

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

Potentially Significant Impact. Parts of the City of Menifee are within dam inundation areas of four dams: the East, West, and Saddle Dams of Diamond Valley Lake and Lake Perris Dam. The dam inundation areas of the three dams at Diamond Valley Lake extend across large sections of the central and northern parts of the City, while the dam inundation area of Lake Perris Dam extends northeast-southwest across the northern and western parts of the City. The West Dam of Diamond Valley Lake is about four miles east of the City, and the Lake Perris Dam is about five and a half miles north of the City. Specific Plan buildout would involve development within the dam inundation areas of one or more of the four dams. Implementation of the proposed General Plan could expose additional population—generated by additional residential, commercial, and industrial uses—to flood hazards. The EIR will address the potential impact of flooding from dam or levee failure to people and structures.

j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact. A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. There are several reservoirs and lakes in the City that could generate seiches; in addition, the west City boundary is at the east end of Railroad Canyon Reservoir, which could also generate seiches due to earthquakes. General Plan buildout could involve development in areas subject to flooding by seiches. The potential for seiches in Diamond Valley Lake or Lake Perris to overtop dams impounding those reservoirs will be addressed in the EIR.



3. Environmental Analysis

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The City is not at risk of flooding due to its elevation, ranging from 1,386 feet near Canyon Lake to 2,240 feet in hills west of Paloma Valley. Additionally, the City is about 28 miles inland from the Pacific Ocean. No tsunami impact would occur.

A mudflow is a landslide composed of saturated rock debris and soil with the consistency of wet cement. Within the General Plan area, locations that are most susceptible to mudflows are at the base of moderate to steep slopes, or at the mouths of drainage channels. General Plan implementation could involve development of areas susceptible to mudflows and will be addressed in the EIR.

3.10 LAND USE AND PLANNING

a) Physically divide an established community?

Potentially Significant Impact. General Plan buildout would result in an increase of development of 29,813 acres in the City. There were 32,859 households in Menifee. Most of the existing residential land uses in Menifee are in four areas: Menifee Lakes in the eastern part of the City; Quail Valley on the west side; Romoland in the north; and Sun City in the central part of the City. While there are many houses in the City outside of these four areas, those outside these areas are generally spread out at rural residential density. Although, General Plan land use changes are not expected to physically divide any of these established communities within the City, the EIR will evaluate the proposed project's impacts existing land use patterns.

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

Potentially Significant Impact. The proposed project would replace the existing Riverside County General Plan (RCIP). The EIR will evaluate the consistency of the Menifee General Plan with other land use plans, policies, and/or regulations governing Menifee.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Impact. The City of Menifee is in the plan areas for two HCPs, the Western Riverside County MSHCP and the SKRHCP. Much of the City is in areas where habitat assessments for burrowing owl are required under the Western Riverside County MSHCP during the environmental reviews for development projects. Habitat assessments for Los Angeles pocket mouse are required under the Western Riverside County MSHCP in a small area in the southeast corner of the City. The southeastern portion of the City also encompasses areas that have habitat assessment requirements for the following plants: Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), little mouse-tail (*Myosurus minimus*), round-leaved filaree (*Erodium macrophyllum*), and smooth tarplant (*Centromadia pungens* formerly *Hemizonia pungens* ssp. *laevis*). The north-central, central, and southern portion of the City is within the habitat assessment requirements for California Orcutt grass (*Orcuttia californica*), spreading navarretia (*Navarretia fossalis*), and Wright's Trichocoronis (*Trichocoronis wrightii* var. *wrightii*) and Munz's onion (*Allium munzii*).

3. Environmental Analysis

Development projects approved under the proposed General Plan would comply with existing habitat assessment and survey requirements for burrowing owl and Los Angeles pocket mouse. The EIR will evaluate any potential conflicts of the General Plan buildout with these plans.

3.11 MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

Potentially Significant Impact. Mineral deposits within Riverside County are not only important to the economic well-being of the County, but many industries outside the County depend on them as well. The nonrenewable characteristic of these mineral deposits necessitates careful and efficient management to prevent waste, careless exploitation, and uncontrolled urbanization. Menifee does not contain any mineral resources of statewide or regional importance. For the purpose of CEQA analysis, mineral resources refer to aggregate resources that consist of sand, gravel, and crushed rock. Aggregate resources provide bulk and strength in construction materials such as portland cement and asphaltic concrete. Other nonfuel mineral resources include metals such as gold, silver, iron, and copper and industrial minerals such as boron compounds, rare-earth elements, clays, limestone, gypsum, salt, and dimension stone.

According to the California Department of Conservation, Division of Mines and Geology, the majority of the City is designated Mineral Resource Zone 3 (MRZ-3), which denotes areas that contain mineral deposits whose significance cannot be evaluated from available data. There is land in the northern portion of the City designated MRZ-1, which designates areas that are not assumed to contain mineral resources. Implementation of the General Plan is not expected to result in the loss of a valuable known mineral resource; however, this issue will be analyzed further in the DEIR.



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

Potentially Significant Impact. There are no permitted mining operations within the City of Menifee that provide aggregate materials. The majority of the City is designated Mineral Resource Zone 3 (MRZ-3), so mineral deposits may be found in Menifee. Riverside County Ordinance 555 addresses the importance of mineral extraction to the economic well-being of Riverside County. The purpose and intent of this ordinance is to regulate all surface mining operations in the unincorporated portions of the County. Local land use plans do not identify mining operations within the City; however, this issue will be analyzed further in the DEIR.

3.12 NOISE

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The City of Menifee regulates noise sources through the county's current General Plan Noise Element and Municipal Code (Chapter 8.01.010 General Noise Regulations and Ordinance No. 847 Regulating Noise). The Menifee General Plan would alter various land use designations, which may place sensitive land uses near sources of substantial noise. Implementation of these changes may result in a temporary, periodic, or permanent increase in ambient noise in excess of standards established in the general plan or noise ordinance. A noise analysis will be conducted and findings summarized in the EIR.

3. Environmental Analysis

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The development and implementation of the General Plan would involve the alteration of some land uses. Development of these land uses may result in excessive groundborne vibration or groundborne noise levels. A noise analysis will be conducted, and issues relating to groundborne vibration and noise will be evaluated in the EIR.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Development pursuant to implementation of the General Plan may result in a permanent increase in ambient noise above existing levels, particularly in undeveloped areas of the City. The EIR will evaluate the proposed project's potential impact on ambient noise levels.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Development pursuant to implementation of the General Plan may result in a temporary or periodic increase in ambient noise above levels existing without the project, particularly in undeveloped areas of the City. The EIR will evaluate the proposed project's potential impact on ambient noise levels.

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

Potentially Significant Impact. The Ontario International Airport is about 44 miles to the northwest. Passenger service is also available at the Palm Springs International Airport and Riverside Municipal Airport. As described in item 3.5 (e), along with March Air Reserve Base, there are four smaller airports also operate in the Menifee area: Perris Valley Airport, Hemet-Ryan Airport, French Valley Airport, Skylark Field Airport, and March Air Force Base. Although airport and flight noise is not anticipated to impact new development associated with General Plan buildout, this issue will be addressed in detail in the EIR.

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

No Impact. The nearest private airstrip, Pines Airpark, is 4.5 miles east of Menifee in the community of Winchester. No impacts related to excessive noise from private airstrips would occur. This issue will not be addressed further in the EIR.

3.13 POPULATION AND HOUSING

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

Potentially Significant Impact. In 2012 the population of the City of Menifee was approximately 86,411. The General Plan would allow the construction of new housing in a variety of densities throughout the City. General Plan buildout is estimated to increase the population of the City to 158,942, slightly more

3. Environmental Analysis

than twice the 2012 population. General Plan buildout would also increase the amount of nonresidential land uses in the City. The EIR will evaluate population growth related to development allowed in the General Plan.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact. In 2012 the number of housing units in the City of Menifee was approximately 32,859. The potential for development and redevelopment, pursuant to the proposed General Plan, to displace existing housing will be analyzed in the EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact. The potential for development and redevelopment projects approved pursuant to the proposed General Plan to displace existing residents will be analyzed in the EIR.

3.14 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

Potentially Significant Impact. Wildland and urban fire services are provided to the City of Menifee by the Riverside County Fire Department, which currently has four stations located in Menifee:

- Station 5 at 28971 Goetz Road in northwest Menifee
- Station 7 at 27860 Bradley Road in central Menifee
- Station 68 at 26020 Wickerd Road in southwest Menifee
- Station 76 at 29950 Menifee Road in east-central Menifee (RCFD 2012)

Several areas in the city are in areas in very high, high, and moderate fire hazard severity zones. These areas are designated as State Responsibility Areas (SRAs) by the California Department of Forestry and Fire Prevention (CAL FIRE 2008). Implementation of the general plan could increase the demands on State and local fire protection personnel and equipment. The EIR will evaluate impacts of the proposed project on fire protection services.

b) Police protection?

Potentially Significant Impact. Police services are provided to the City of Menifee by the Riverside County Sheriff's Department's Perris Station, which serves the cities of Perris, Canyon Lake, and Menifee, in addition to the unincorporated communities of Mead Valley, Gavilan Hills, Lake Matthews, Woodcrest, Romoland, and Homeland. Implementation of the General Plan could increase the demands on police and sheriff personnel and equipment. The EIR will evaluate impacts of the proposed project on police protection services.



3. Environmental Analysis

c) Schools?

Potentially Significant Impact. The Menifee Union School District and Perris Union High School District provides pre-Kindergarten through 12th grade, and Romoland School District provides Kindergarten through 8th grade, educational facilities and programs to the City of Menifee. Additionally, Mount San Jacinto Community College (Menifee Valley Campus) is in Menifee. Implementation of the General Plan could potentially increase the demands on school services. The EIR will evaluate impacts of the proposed project on school services.

d) Parks?

Potentially Significant Impact. The General Plan would include 725 acres of recreational open space. However, population increases associated with future development pursuant to the General Plan would increase demands on existing park facilities. The EIR will evaluate the impacts of the proposed project on park services.

e) Other public facilities?

Potentially Significant Impact. The City of Menifee is served by the Riverside County Library System (RCLS). There are two existing RCLS facilities in Menifee: the Paloma Valley and Sun City libraries (RCLS 2012). Population increases resulting from future development associated with implementation of the General Plan would increase demands on library services. The EIR will evaluate impacts of the proposed General Plan on library services.

3.15 RECREATION

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

Potentially Significant Impact. The proposed land use plan, which includes new housing of a variety of densities, could increase the use of neighborhood and regional parks. The EIR will address the potential impacts of implementation of the General Plan to parks and recreational facilities.

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

Potentially Significant Impact. The General Plan would include 725 acres of recreational open space. However, population increases associated with future development pursuant to implementation of the General Plan would increase demands on park facilities. The EIR will evaluate the impacts of the proposed project on park services.

3.16 TRANSPORTATION/TRAFFIC

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. Implementation of the Menifee General Plan would involve development of additional land uses. These changes could result in an increase and redistribution of vehicle trips. The Regional Transportation Plan (RTP) is a multimodal, long-range planning document prepared by the Southern California Association of Governments (SCAG). A traffic analysis will be conducted to assess the existing conditions and future forecast traffic conditions. The EIR will evaluate the General Plan buildout impacts related to compliance with plans and policies.

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

Potentially Significant Impact. The Congestion Management Program in effect in Riverside County was approved by the Riverside County Transportation Commission (RCTC) in 2010. All freeways and selected arterial roadways in the county are designated elements of the CMP system of highways and roadways. There are two CMP system roadways in the City, I-215 and SR-74. Traffic impacts to these two roadways that would result from General Plan buildout will be analyzed in the EIR.

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

Potentially Significant Impact. The Ontario International Airport is about 44 miles to the northwest. Passenger service is also available at the Palm Springs International Airport and Riverside Municipal Airport. As described in item 3.5 (e), along with March Air Reserve Base there are four smaller airports also operate in the Menifee area: Perris Valley Airport, Hemet-Ryan Airport, French Valley Airport, and Skylark Field Airport. Although airport and flight noise is not anticipated to impact new development associated with General Plan buildout, this issue will be addressed in detail in the EIR.

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

Potentially Significant Impact. A traffic analysis will be conducted for the EIR. The EIR will evaluate the potential hazards that may result from future planned circulation features or alteration of land uses.

- e) **Result in inadequate emergency access?**

Potentially Significant Impact. All projects developed pursuant to the proposed General Plan would be mandated to comply with emergency access requirements in Section 503 of the California Fire Code (California Code of Regulations, Title 24, Part 9). Approved fire apparatus access roads are required within 150 feet of all portions of the exterior walls of the first story of each building. Such roads must be at least 20 feet wide, have 13.5 feet of vertical clearance, and must provide all-weather driving capabilities for fire apparatus. The General Plan would alter and redistribute land uses. These changes



3. Environmental Analysis

could result in changes to circulation patterns and emergency access routes. The EIR will analyze impacts to emergency access.

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

Potentially Significant Impact. General Plans of California cities and counties are required under the Complete Streets Act³ to include planning for complete streets, that is, streets that meet the needs of all users of the roadway, including pedestrians, bicyclists, users of public transit, motorists, children, the elderly, and the disabled. General Plan policies pertaining to complete streets will be discussed in the EIR.

3.17 UTILITIES AND SERVICE SYSTEMS

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The proposed project may exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). The RWQCB sets waste discharge requirements for discharges to municipal storm drains that would apply to all areas of the city. Construction impacts to stormwater are regulated by the State Water Resources Control Board. Impacts related to RWQCB requirements would be less than significant. The EIR will evaluate impacts to wastewater treatment requirements.

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

Potentially Significant Impact. Development of additional residential, commercial, and industrial uses may require expansion of existing water and/or wastewater facilities to accommodate projected capacity. The EIR will evaluate the impacts of the proposed project to water and/or wastewater facilities.

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

Potentially Significant Impact. Most of the City of Menifee is in the drainage of Salt Creek, a major tributary of the San Jacinto River that flows into the River at Canyon Lake near the west City boundary. The balance of the City is in watersheds of other streams flowing westward to Canyon Lake or the Elsinore Valley. Residential, commercial, and industrial development associated with future buildout of the Menifee General Plan will increase the amount of impervious hardscape throughout the City. The EIR will evaluate impacts of the proposed project to stormwater drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. Eastern Municipal Water District manages Menifee's water supply, obtained from three sources: imported water from the Metropolitan Water District, local groundwater, and recycled water. General Plan buildout would result in an increase in development and residents,

³ The Complete Streets Act of 2008 amended Sections 65040.2 and 65302 of the California Government Code.

3. Environmental Analysis

thereby requiring additional water supplies and facilities. The EIR will address the proposed project's impact on water supplies.

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

Potentially Significant Impact. Buildout of the general plan may require additional wastewater capacity from EMWD to serve projected population demands. The EIR will evaluate the project's impacts to EMWD's wastewater treatment capacity.

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

Potentially Significant Impact. Residential and commercial solid waste produced in the City of Menifee is transported to the El Sobrante Landfill, approximately 17 miles away, by Waste Management. General Plan buildout would involve the intensification of existing developments and new development, which would result in increased solid waste generation, and thus could impact long-term landfill capacity. The EIR will evaluate long-term regional landfill capacity.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Potentially Significant Impact. Currently, Waste Management provides a comprehensive recycling program for residents with separate bins for green waste and other recyclables. Buildout of the general plan would increase the amount of solid waste generated in the City. The EIR will evaluate the project's conformance to federal, state, and local regulations related to solid waste.



3.18 MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. Implementation of the General Plan and its land use changes could have the potential to degrade the quality of the environment. The EIR will analyze the project's potential impacts to biological, cultural, and geological resources.

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

Potentially Significant Impact. The proposed project could result in cumulative traffic, air quality, greenhouse gas emissions, noise, water quality, aesthetic, utility, and public services impacts. The EIR will further evaluate the significance of these cumulative impacts.

3. Environmental Analysis

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

Potentially Significant Impact. Implementation of the proposed General Plan could result in impacts to air quality, transportation and circulation, noise, public services, water quality, geology/soils, greenhouse gas emissions, hazardous materials, population and housing, land use, and agricultural, biological, cultural, and aesthetics, which could result in direct and indirect adverse effects on humans. The significance of these impacts will be evaluated in the EIR.

4. *References*

- AirNav, LLC. Airport Search. <http://www.airnav.com/>
- Caltrans Division of Aeronautics. <http://www.dot.ca.gov/hq/planning/aeronaut/>
- California Department of Fish and Game (CDFG). 2011, October 30. California Natural Diversity Database
- California Department of Forestry and Fire Protection (CAL FIRE). Fire and Resource Assessment Program (FRAP). 2009, December 21. Very High Fire Hazard Severity Zones in LRA: Menifee. <http://frap.cdf.ca.gov/data/frapgismaps/select.asp>
- . 2008, May. Recommended County Maps of Very High Fire Hazard Severity Zones in Local Responsibility Areas (LRA). <http://frap.cdf.ca.gov/data/frapgismaps/select.asp>
- . 2004, April 6. Wildlife Habitats. Multi-Source Land Cover Data. Compiled for Forest and Range 2002 Assessment. Riverside County. http://frap.cdf.ca.gov/webdata/maps/riverside/fvegwhr_map.33.pdf
- California Department of Transportation (Caltrans), Division of Design. State of California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/scenic_highways/
- California Natural Resources Agency (NRA). 2009, September. Riverside County Important Farmland 2008 [MAP], Sheet 1 of 3. Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/riv08_west.pdf
- Earth Consultants International (ECI). 2010, July 28. Technical Background Report to the Safety Element: City of Menifee, California. Chapter 1: Seismic Hazards.
- Eastern Municipal Water District (EMWD). 2011, June. West San Jacinto Basin Groundwater Management Plan. <http://www.emwd.org/index.aspx?page=283>.
- March Air Reserve Base / March Inland Port. Land Use Compatibility. <http://www.marchjpa.com/airinfo.shtml>
- Regional Conservation Authority (RCA). 2010, April 21. Western Riverside County Habitat Conservation Summary. http://www.wrc-rca.org/webimages/Habitat_Conservation_Summary_Map_300dpi.pdf
- . 2006, March 29. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. http://www.rctlma.org/epd/documents/survey_protocols/burrowing_owl_survey_instructions.pdf
- . 2003, June. Western Riverside County Multiple Species Habitat Conservation Plan. Volume II-B: Part 6: Mammals. http://www.wrc-rca.org/Permit_Docs/MSHCP_Docs/volume2/vol2-secb_Mammals.pdf



4. References

- Riverside County Airport Land Use Plan. Adopted October 2004. <http://www.rcaluc.org>. and Draft Perris Valley Airport Land Use Compatibility Plan. Adopted December 2010. http://www.rcaluc.org/plan_perris_valley2010.asp
- Riverside County Fire Department (RCFD). 2012, May 1. Fire Stations. <http://www.rvcfire.org/opencms/facilities/FireStations/>
- Riverside County Integrated Project (RCIP). 2003, October. General Plan Final Program Environmental Impact Report Volume 1. Section 4.7: Cultural Resources and Figure 4.7.1: Archaeological Sensitivity. <http://www.rctlma.org/genplan/content/eir/volume1.html>
- Riverside County Habitat Conservation Agency (RCHCA). 2009, September 1. SKR Reserves. http://www.skrplan.org/docs/reserve_maps/SKRPlanArea.pdf
- Riverside County Library System (RCLS). 2012, May 1. Hours and Locations. <http://rivlib.info/riverside-county-library-system/content/hours-and-locations>
- US Census Bureau (USCB). 2010 Population Finder: Menifee, California. <http://www.census.gov/popfinder/>

5. List of Preparers

CITY OF MENIFEE (LEAD AGENCY)

Carmen Cave, PhD, Community Development Director

THE PLANNING CENTER (CONSULTANT TO THE CITY)

William Halligan, Esq., Principal, Environmental Services

Wendy Grant, AICP, Senior Planner

Alice Houseworth, AICP, LEED AP, Senior Planner

Nicole Vermilion, Senior Planner

Michael Milroy, Associate Planner



5. List of Preparers

This page intentionally left blank.