Menifee Village
Specific Plan Amendment #7

Environmental Impact Report Addendum

Lead Agency:

City of Menifee
Community Development Department
29844 Haun Road
Menifee, California 92586

Prepared by:

MIG, Inc.
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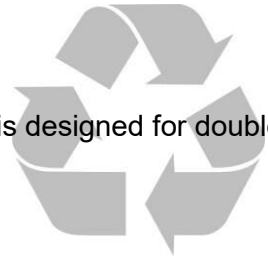
July 15, 2026



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1 Introduction

This Addendum, its appendices, and related supporting environmental documents have been prepared to determine whether and to what extent the City of Menifee's ("City") Environmental Impact Report ("Program EIR" or "PEIR", Clearinghouse No. 1986112407) prepared for the Salt Creek (Menifee Village) Specific Plan (see Appendix A) remains sufficient to address the potential impacts of the proposed Menifee Village Specific Plan Amendment #7 ("project"), or whether additional documentation (e.g., a subsequent EIR) is required under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, Section 21000, et seq.). The PEIR that was prepared for the Salt Creek Specific Plan project in February 1981 concluded that all potentially significant impacts associated with the Salt Creek Specific Plan would be less than significant with incorporation of mitigation measures. A General Plan Amendment was requested and approved as part of the process for adoption of the Specific Plan in 1982 by the Riverside County Board of Supervisors. The Specific Plan area included 1,857 acres and 7,854 units, as well as 64 acres of commercial and a 162-acre industrial park. The Specific Plan, now called Menifee Village, has been amended six times and has been the subject of three Substantial Conformance requests since the 1981 PEIR was approved; the most recent being in March 2015. Planning Application No. 2019-017 includes Change of Zone No. 2019-018 and Specific Plan Amendment No. PA 2019-017 and qualifies as a project under CEQA. The City of Menifee is the Lead Agency for the project under CEQA.

1.1 – Addendum Analysis

This Addendum has been prepared pursuant to Public Resources Code § 21166 and CEQA Guidelines §§ 15162, 15164, and 15168(c). This Addendum evaluates the project's potential environmental effects in light of those effects previously disclosed in the PEIR to determine whether any of the conditions described in Guidelines § 15162 calling for subsequent CEQA review have occurred. The PEIR is available for review at the City's Community Development Department, 29844 Haun Road, Menifee, California 92586. CEQA Guidelines § 15164(a) provides that the lead agency "*shall prepare an addendum* to a previously certified EIR if *some changes or additions are necessary* but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Subsection (c) further provides that an "addendum need not be circulated for public review but can be included in or attached to the final EIR," and subsection (e) states that a "brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included" in the addendum, the agency's findings, or elsewhere in the administrative record.

CEQA Guidelines § 15168(c)(2) provides that "if the agency finds that pursuant to Section 15162, no subsequent EIR will be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR" and that "[w]hether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based on substantial evidence in the record." Subsection (c)(4) further provides that "[w]here the later activities involve site-specific operations, the agency *should use a written checklist or similar device* to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the Program EIR."

Finally, CEQA Guidelines § 15162 (cross referenced by §§ 15164 and 15168) provides that

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

    (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects;[i]

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Per the above, this Addendum functions as both an "addendum" and a "written checklist," as called for in CEQA Guidelines §§ 15164(a) and 15168(c)(4). As such, this Addendum analyzes the project's potential environmental effects in light of those effects disclosed in the PEIR consistent with Guidelines § 15162. As detailed in this Addendum, no further CEQA review is required for the project beyond the PEIR and this Addendum because (1) the project will not have new or substantially more severe impacts than what was disclosed in the PEIR, (2) all applicable mitigation measures in the PEIR will be incorporated into the project's approval, and (3) the project will not require any new mitigation measures. This Addendum and its supporting documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR or ND is not required prior to approval of the project.

1.2 – Findings

The project reflects minor changes and additions to the project described in the certified PEIR. There are no substantial changes resulting from the project or in the circumstances in which the project will be undertaken that require major revisions of the PEIR. The project does not require preparation of a new subsequent or supplemental EIR, due to either the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As illustrated

[i] CEQA Guidelines Section 15382 defines "significant effect on the environment" as "... a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance..." (see also Public Resources Code [PRC], § 21068).

herein, the project is consistent with the PEIR and would involve only minor changes; therefore, an Addendum is appropriate CEQA compliance for the project.

1.3 – Conclusions

The City of Menifee may approve the project based on this Addendum. The impacts of the project remain within the impacts previously analyzed in the PEIR (CEQA Guidelines § 15164). The project does not require any major revisions to the PEIR. No new significant information or changes in circumstances surrounding the project have occurred since the certification of the PEIR. Therefore, the previous CEQA analyses completed for the certified PEIR remain adequate. The applicable mitigation measures and/or conditions of approval from the PEIR would be imposed on the project as described herein.

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2 Project Description

2.1 – Project Title

Menifee Village Specific Plan Amendment #7

2.2 – Lead Agency Name and Address

City of Menifee
Community Development Department
29844 Haun Road
Menifee, California 92586

2.3 – Contact Person and Phone Number

Orlando Hernandez, Community Development Director
951-723-3737

2.4 – Menifee Village Specific Plan Area and Location

The City of Menifee is located in western Riverside County, approximately 30 miles southeast of the City of Riverside, and is bound by Perris to the north, Canyon Lake and Lake Elsinore to the west, Wildomar and Murrieta to the south, and the community of Winchester to the east (see Exhibit 1, Regional Context Map). The Menifee Village Specific Plan area is located within the eastern portion of Menifee Valley, just one mile southeast of Sun City (see Exhibit 2, Specific Plan Area Map), in the City of Menifee, Riverside County, California. The Planning Area is located immediately east of Interstate 215 (I-215), approximately 4 miles west of Diamond Valley Lake. The project encompasses property located north of Newport Road/Domenigoni Parkway and east of Menifee Road.

- Cross Streets: Domenigoni Parkway and Lindenberger Road
- Latitude 33° 41’ 06.07” North, Longitude 117° 09’ 13.79” West
- APNs: 340-040-027, 340-040-030, 340-050-003, 340-050-014, & 340-050-021.

2.5 – Menifee Village Specific Plan Background

Menifee Village combines residential, commercial, recreation, and open space uses within five development villages comprising approximately 1,972.3 acres (realignment of Domenigoni Parkway resulted in a loss of 4.7 acres of area designated for Community Facility Center use). The residential portion proposes 5,344 dwelling units which are distributed among a range of product types in five density categories. The commercial portion encompasses 71.7 acres in four locations to provide shopping opportunities in the immediate area. The open space and greenbelt areas constitute a significant amenity to the planning area and link all the uses together. To date, the Specific Plan has been amended six times and has been the subject of three Substantial Conformance requests as described below:

- **Amendment No. 1** occurred on August 5, 1986 in response to a need for a college site, and to create greater variation in types of residential development. The Low (0.5-2 DU/Ac), Medium High (2-5), and Very High (14-20) residential categories were added, as well as a 206-acre Medium Density Active Adult area. The 162-acre industrial area at the southern boundary of the

site was revised to be a 25-acre Sports Park and 100-acre college campus. Open space was reduced from 172 acres to 84 acres to accommodate an expansion of the golf course from 27 to 36 holes (from 212 to 323.0 acres), inclusion of 10-acres of neighborhood park area, and a 53-acre Community Lake.

- **Two Substantial Conformance** documents were produced and approved on March 4, 1987 and July 8, 1987.
- **Amendment No. 2** was approved on October 6, 1988. This amendment introduced an 85-acre business park for Planning Area 3-7 and reduced the density of PA 5-2 from Medium to the Low-density designation. The amendment included 1,977 acres and a total number of 5,256 units.
- **Amendment No. 3** was approved on November 19, 1991, and **Amendment No. 4** was approved on August 13, 1996. No major changes to land use areas were included in these revisions. The site area remained at 1,977 acres, and 5,256 units were included.
- **Substantial Conformance #3** was proposed but never approved
- **Amendment No. 5** was approved on January 11, 2005. The increased demand for housing called for PA 3-7 to be switched from an 85-acre business park to 273 homes with a Medium density designation, and a 4.8-acre park. The total number of dwelling units was increased from 5,256 to 5,344, and the site area remained 1,977 acres for an overall density of 2.7 units per acre.
- The City of Menifee incorporated on October 1, 2005.
- **Amendment No 6** was approved on March 4, 2015, providing a revision to Planning Area 1-1 to amend the allowed uses and parking ordinance to facilitate the planning of the LA Fitness gymnasium. The number of units and site area were not affected.

2.6 – General Plan Land Use Designation

Menifee Village SP

2.7 – Zoning District

Menifee Village SP

2.8 – Environmental Setting

The Specific Plan area was proposed for urbanization in the Riverside County Comprehensive General Plan, representing a logical extension of development into an area where utilities were available. Menifee Village is an internally oriented, self-contained community that combines residential, commercial, recreation, and open space uses. The area is relatively flat and slopes slightly from northwest to southeast with an elevation ranging between approximately 1,400 and 1,600 feet above mean sea level (AMSL). The northern portion of the Planning Area is traversed by a portion of the Salt Creek Channel, an ephemeral stream which most of the low-lying areas west and southwest of Hemet, as well as other various flood control channels and drainages. There are no less than nine man-made lakes/lagoons within the Planning Area, located mainly within the golf course and residential subdivisions. Open space/recreation opportunities in the Specific Plan area include: a 36-hole golf course; a 25-acre sports park; private lakes; five neighborhood parks totaling 27.5 acres; natural undisturbed open space; and bicycle, golf cart, and pedestrian trails that run throughout the open space areas, providing means of access to all the land uses.

Menifee Village is a master planned community, and infrastructure and other public facilities have been sufficiently sized to meet the needs of the entire community at full build-out. In addition, specific planning and design elements such as land use compatibility, site design, architecture, and landscaping have

been applied to assure a varied yet homogeneous community. The specific plan area was utilized for agriculture before construction of the first phase of the Specific Plan, and archeological and historical resources in the area have most likely been disturbed as a result. Recurrent flooding problems related to Salt Creek have been solved by two flood control construction projects. Air quality can be poor at times due to high winds and transport of air pollutants out of the Los Angeles Basin and the San Bernardino Valley to the west.

2.9 – Project Description

The project includes Planning Application No. 2019-017 (Change of Zone No. 2019-018 and Specific Plan Amendment No. PA 2019-017). Planning Application No. 2019-017 proposes to amend the Menifee Village Specific Plan No. 158 by transferring dwelling units between Planning Areas ("PAs"), adding a new Planning Area (High Density – 8-12 du/ac), revising the definition of the Medium High Density designation, adding two residential product types, and revising the open space and community facilities center within the plan (See Exhibit 3, Proposed Land Use Map).

The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. Change of Zone No. 2019-018 proposes revisions to the Zoning Ordinance text of the Specific Plan to reflect the proposed Menifee Village Specific Plan Project. The project document represents Amendment #7 of the approved Menifee Village Specific Plan. The purpose of Amendment #7 is to provide the land use framework for construction of the final phase of the 1,972-acre Planning Area. This phase includes portions of PAs 3 and 4, consisting of residential, commercial, community facility center, and open space land use designations.

The primary differences between the current Menifee Village Specific Plan Amendment No.6 (approved March 4th, 2015) and current Menifee Village Specific Plan, Amendment No.7, include the following:

RESIDENTIAL

- The maximum total dwelling units remains at 5,344 DU; no change is proposed regarding maximum number of units. However, units are proposed to be transferred to Village 4, and between Villages as follows:
    - Twenty-five (25) unused units in Village 1, sixty-one (61) unused units in Village 2, forty-seven (47) unused units in Village 3, thirteen (13) unused units in Village 4, PA 4-1 and 4-2, and fifteen (15) unused units in Village 4, PA 4-6 were transferred to Village 4, PA 4-3A. Thirty-eight (38) unused units in Village 5 were transferred to Village 4, PA 4-4A.
    - PA 4-3A and PA4-4 A consists of 378 units on 27.4 acres, designated as High Density Residential and increased one hundred ninety-nine (199) units (formerly 179 units designated as Medium Density Residential).
    - Eighteen (18) units, approved originally as part of the Specific Plan, are unassigned to a specific Planning Area.
- A new residential designation has been added, High Density at 8 – 14 units per acre. This category is to include two or three-story condominium homes on a single lot, as described below.
- One additional residential product type has been added as follows:

- Condominium homes to be two or three-story townhomes on a single lot to meet a demand for a variety of housing appealing to a range of buyers with less of a need for private yard space.

PARKS AND OPEN SPACE

- Open space areas have been set aside within PA 4-3 and 4-4 to preserve the existing rock formations. Open space areas formerly designated as Medium Density residential including the following: 4-3B (10.5 acres), 4-3C (10.1 acres), 4-4B (18.5 acres) for a total of 39.1 acres. These areas connect to the existing trail access through the northern portion of the site to the regional trail system as shown in the City of Menifee Trail Master Plan.
- The park areas for 4-7D has increased from 1.5 to 2.6 acres, and greenbelt areas have been reduced slightly from 3.4 to 2.7 acres. Open space for 4-9 has increased from 7.5 to 11.2 acres.
- Overall, park, greenbelt and open space areas for Village 4 have increased from 36.9 acres to 72.7 acres, an increase of 35.8 acres.

COMMUNITY FACILITIES CENTER

- The Community Facilities Center (CFC) includes the existing Fire Station in PA 3-1A1 at 2.1 acres, and the Library within PA 2-4B consisting of 4.6 acres.
- The total CFC designated area is 6.7 acres, a decrease of 3.3 acres compared to the existing plan.

COMMERCIAL

- The re-alignment of Domenigoni Parkway reduced the size of PA 3-1, the Village 3 Commercial area, and the community Fire Station was built on 2.1 acres in the northwest portion of the site which changed the designation to CFC (PA 3-1A1). An additional 2.0 acres has been built as a convenience store (PA 3-1A2), leaving 15.6 acres currently unbuilt with the Commercial designation (PA 3-1B).
- Planning Area PA3-2A consisting of 12.1 acres north of Domenigoni Parkway has been designated as Commercial. Planning Area, PA 3-2B, consisting of 4.7 acres just south of Domenigoni Parkway, has been designated for Commercial uses. PA 3-1A and PA 3-2B are currently unbuilt.
- Allows for AI data centers as a conditionally permitted use with the environmental analysis to be completed prior to entitlement approval of said AI data centers.

Currently the allowed uses and development standards rely on Riverside County Ordinance 348, CPS (Scenic Highway Commercial) zone. The project is amending this to rely on the City of Menifee Municipal Code Chapter 9.135 Commercial Retail (CR) Zone.

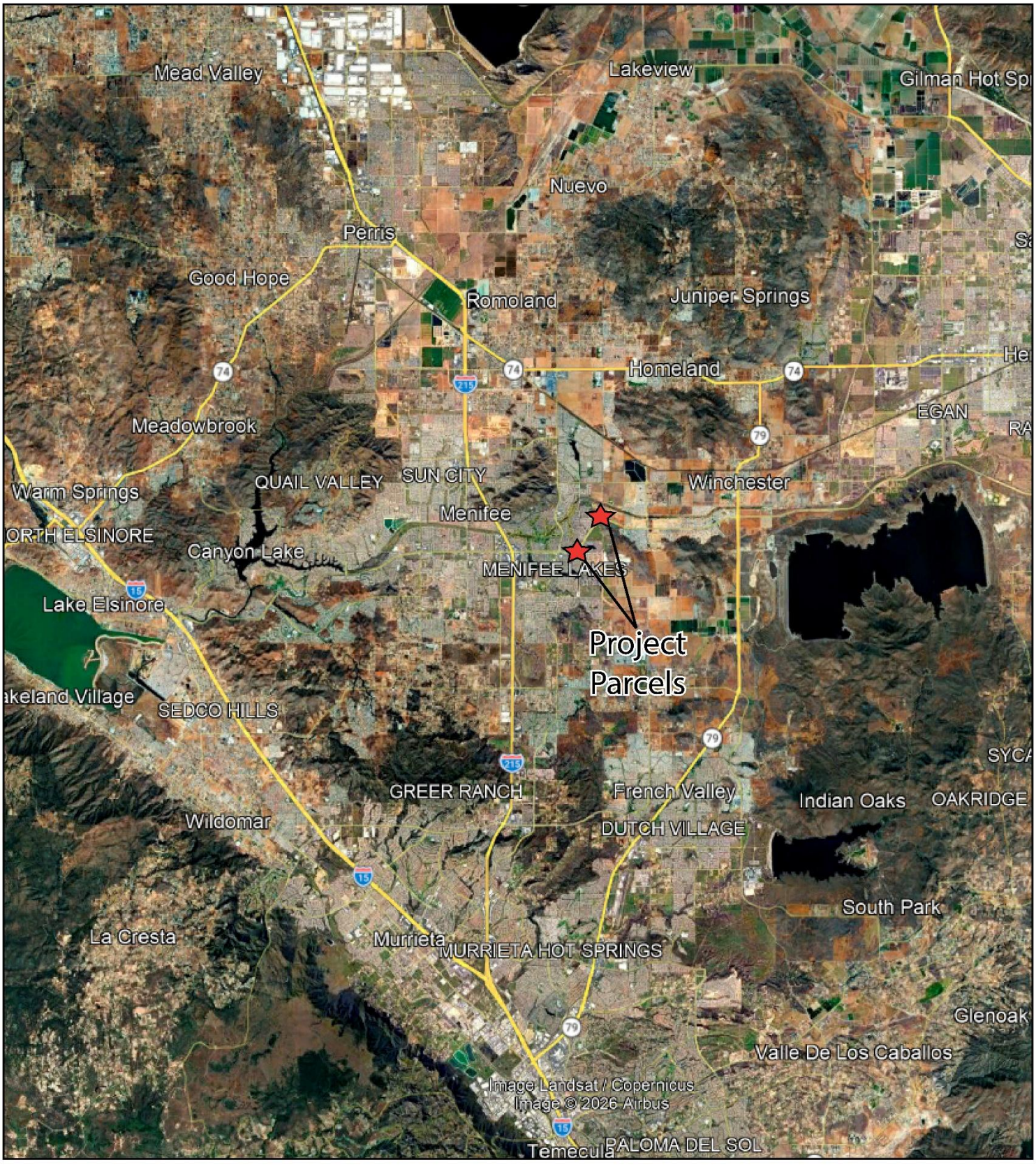
2.10 – Required Approvals

The project would require the following approvals:

- Planning Application No. 2019-007
- Specific Plan Amendment (SPA) No. PA 2019-017

2.11 – Other Public Agency Whose Approval is Required

- None



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Source: Google Earth

Exhibit 1 Regional Context Map

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Menifee Village Specific Plan Amendment #7

Menifee, California

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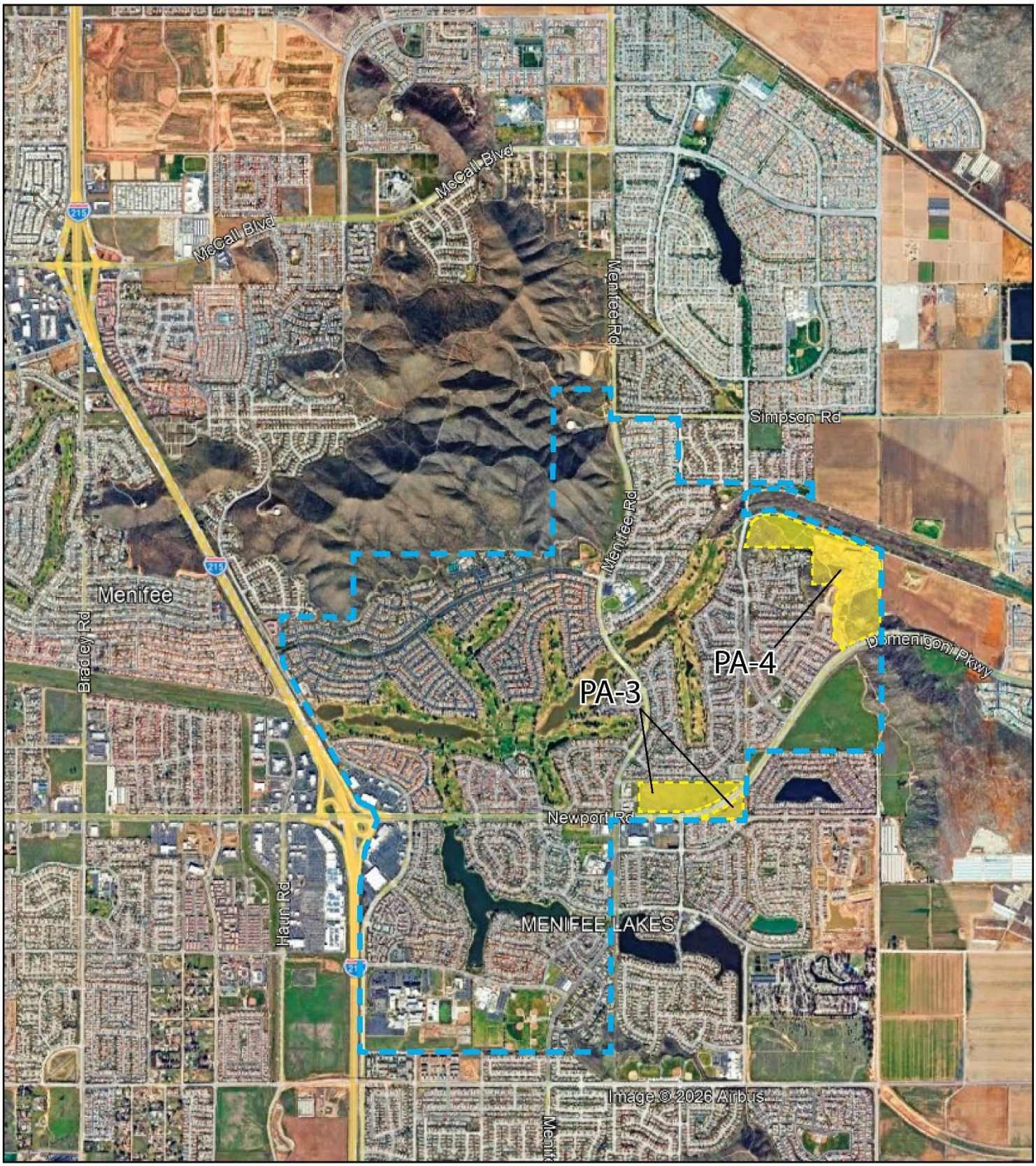

- Specific Plan Area

- Planning Area

Not to Scale

Source: Google Earth

Exhibit 2 Specific Plan Area Map

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Menifee, California

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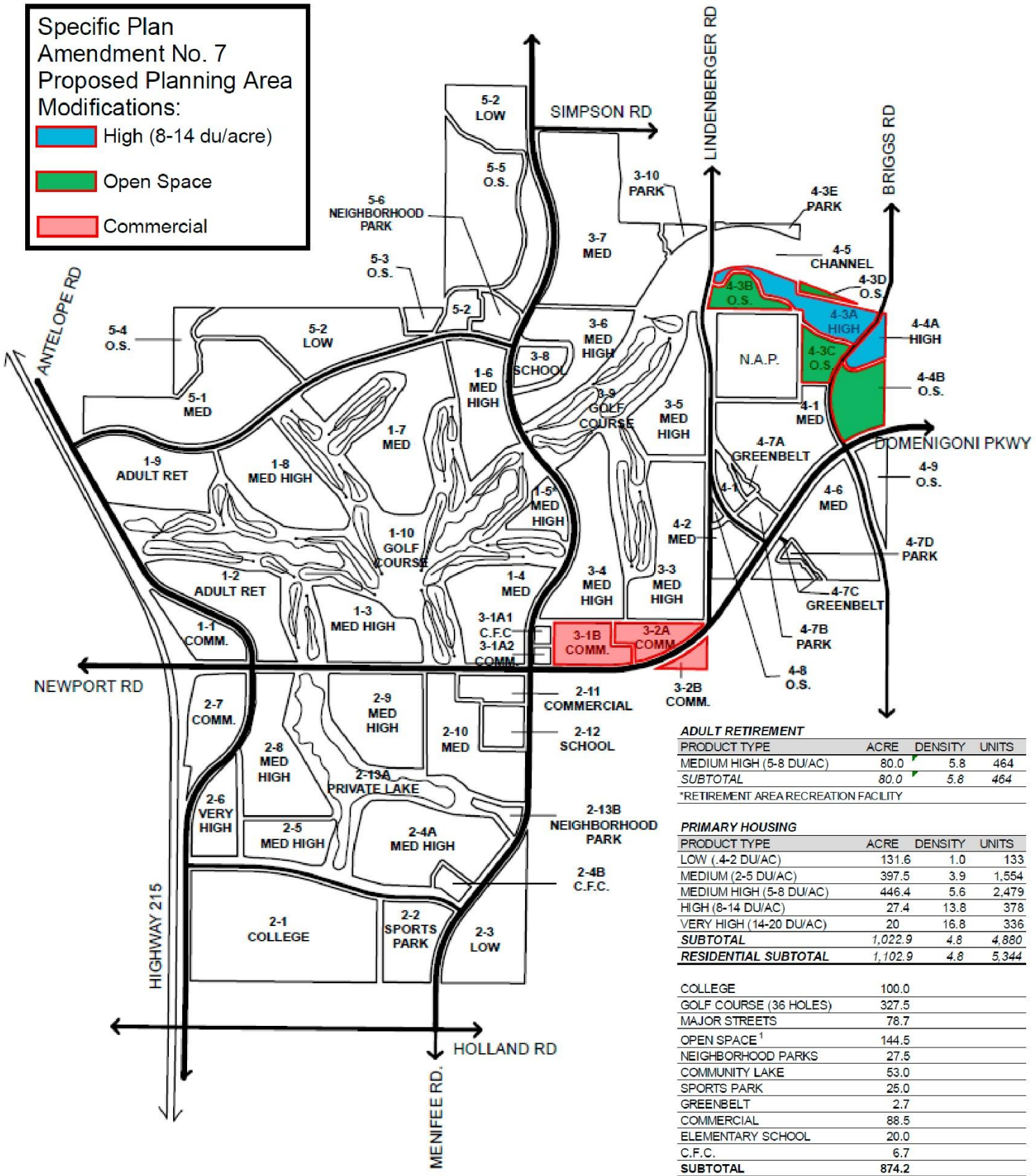

ADULT RETIREMENT

PRODUCT TYPE	ACRE	DENSITY	UNITS
MEDIUM HIGH (5-8 DU/AC)	80.0	5.8	464
SUBTOTAL	*80.0*	*5.8*	*464*
*RETIREMENT AREA RECREATION FACILITY			

PRIMARY HOUSING

PRODUCT TYPE	ACRE	DENSITY	UNITS
LOW (.4-2 DU/AC)	131.6	1.0	133
MEDIUM (2-5 DU/AC)	397.5	3.9	1,554
MEDIUM HIGH (5-8 DU/AC)	446.4	5.6	2,479
HIGH (8-14 DU/AC)	27.4	13.8	378
VERY HIGH (14-20 DU/AC)	20	16.8	336
SUBTOTAL	*1,022.9*	*4.8*	*4,880*
RESIDENTIAL SUBTOTAL	*1,102.9*	*4.8*	*5,344*

COLLEGE	100.0	
GOLF COURSE (36 HOLES)	327.5	
MAJOR STREETS	78.7	
OPEN SPACE [1]	144.5	
NEIGHBORHOOD PARKS	27.5	
COMMUNITY LAKE	53.0	
SPORTS PARK	25.0	
GREENBELT	2.7	
COMMERCIAL	88.5	
ELEMENTARY SCHOOL	20.0	
C.F.C.	6.7	
SUBTOTAL	**874.2**	
PROJECT TOTAL	**1,977**	**5,344**

1. Open space includes 18.1-acre channel

Source: City of Menifee

Exhibit 3 Proposed Land Use Map

Menifee Village Specific Plan Amendment #7
Menifee, California

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3 Determination

3.1 – Environmental Categories Potentially Affected

The environmental categories checked below were identified in the PEIR as being a 'Potentially Significant Impact,' and the following sections of this Addendum will identify to what degree the project contributes to these previously identified significant impacts.

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

3.2 – Determination

☐	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.

Name: Orlando Hernandez, Community Development Director Date

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4 Evaluation of Environmental Impacts

The purpose of this Addendum is to evaluate the CEQA environmental checklist categories in terms of any changed conditions from the approved PEIR to the project (e.g., project changes, changed circumstances, or new information of substantial importance) that may produce a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) pursuant to CEQA Guidelines §§ 15162, 15164, and 15168(c). As such, the Addendum's checklist analysis uses the standard environmental categories provided in Appendix G of the CEQA Guidelines but provides answer columns for evaluation consistent with the considerations listed in Guidelines § 15162(a). Mitigation measures identified in the PEIR and applicable to the project are discussed under each environmental section and are listed in Section 5 – Applicable Mitigation Measures. As discussed in the following sections, the project would not result in new significant environmental effects or a substantial increase in the severity of impacts previously identified by the PEIR.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES (COLUMNS)

Effect Examined in Program EIR?

Pursuant to CEQA Guidelines § 15168(c)(1), this column indicates whether the project would have effects that were previously examined by the PEIR, which new effects could necessitate subsequent CEQA review. The PEIR is over forty years old; therefore, there are several impact areas that were not examined as part of the original environmental analysis. This includes cumulative impacts. Since 1981, the CEQA Guidelines have been updated numerous times requiring analysis of several new impact areas that were not included in the PEIR.

Significance Conclusion in Program EIR?

This column summarizes the conclusion of the PEIR concerning the environmental issue listed under each topic.

Proposed Changes Involving New or More Severe Impacts?

Pursuant to CEQA Guidelines § 15162(a)(1), this column indicates whether any changes represented by the project will result in new significant environmental impacts not previously identified or mitigated by the PEIR or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

New Circumstances Involving New or More Severe Impacts?

Pursuant to CEQA Guidelines § 15162(a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the project will be undertaken that will require major revisions to the PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

New Information Showing New or More Severe Impacts?

Pursuant to CEQA Guidelines § 15162(a)(3), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous PEIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the PEIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered "No," and no subsequent environmental review would be required.

DISCUSSION FOLLOWING CHECKLIST EVALUATION

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers regarding the project in relation to the PEIR. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented. Applicable mitigation measures from the PEIR that apply to the project are listed under each environmental category.

Conclusion

Each section ends with a summary of the conclusion of the preceding analysis.

4.1 – Aesthetics

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Have a substantial adverse effect on a scenic vista?	Yes	Less than Significant Impact	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	No	Not Examined	No	No	No
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Yes	Less than Significant Impact	No	No	No
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Scenic Vistas. The natural mountainous setting of the Menifee area is critical to its overall visual character, and provides scenic vistas for the community (RBF, 1981). Topography and a lack of dense vegetation or urban development offer scenic views throughout the City, including to and from hillside areas. Scenic features include gently sloping alluvial fans, rugged mountains and steep slopes, mountain peaks and ridges, rounded hills with boulder outcrops, farmland and open space. Scenic vistas provide views of these features from public spaces. Many of the scenic resources are outside the City limits and beyond the planning area boundary. Scenic views from Menifee include the San Jacinto Mountains to the northeast and east; the San Bernardino Mountains to the north; the San Gabriel Mountains to the northwest; and the Santa Ana Mountains to the west and southwest. The Canyon Lake Reservoir lies next to the west City boundary (Menifee, 2013b). *Therefore, the PEIR determined the Menifee Village Specific Plan would have less than significant impacts and no mitigation was required.*

Since Specific Plan Amendment #7 represents the final phase of development of the Menifee Village Specific Plan, it would have similar less-than-significant impacts to scenic vistas.

(b) Visual Resources Within View from a State Scenic Highway. The PEIR did not analyze impacts related to visual resources within view from a State Scenic Highway.

There are no officially designated scenic highways in or near the City of Menifee. 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). In addition to the natural features that make Menifee aesthetically unique, the Grandmother Tree, a coast live oak (*Quercus agrifolia*) tree on Scott Road, is one of the largest trees of its species and is thought to be over 500 years old. *However, because none of these resources are located within the Specific Plan area, the project would have no impacts on scenic resources.*

(c) Degrade Existing Visual Character. The surrounding area is largely built out with industrial, office, commercial, and residential uses. In addition, there is undeveloped land in the project vicinity that is designated for future development with similar uses. The PEIR concluded that ultimate construction of the Specific Plan would permanently alter the nature and appearance of the area, and that a visual transition would occur from the rural ambience offered by open space areas and agricultural uses to residential, recreational, commercial, and light industrial development. The PEIR also concluded that residential development on the hills located along the northern boundary of the Planning Area would alter the visual image from Interstate 15-E (now Interstate 215), at the time a County-designated Scenic Highway, and from surrounding areas in general. However, it was determined that low densities proposed for hillside development would help maintain the rural atmosphere in those areas. The PEIR noted that development of the Specific Plan area would be designed to complement the natural character of the area. The PEIR also noted that grading would be minimized to maintain the natural topographic profile where possible, and manufactured slopes would be contoured to conform with the natural shape of the land. In addition, extensive landscaping would contribute to an aesthetically appealing living environment. Further, the PEIR found that development of the Specific Plan area would create a combination of residential, commercial, and light industrial structures that are visually compatible with the rural setting, utilizing natural colors and construction materials that blend with the natural setting and surround land uses. Finally, to further enhance the aesthetics of the Specific Plan area, the PEIR noted that utilities would be placed underground and roadways would be designed to complement the topography. *Therefore, the PEIR determined impacts would be less than significant with these measures.*

Today the Specific Plan area is largely built out and urbanized with some areas of undeveloped land. The project represents the final phase of development of the Menifee Village Specific Plan and would be developed consistent with the design and development requirements of the Specific Plan. The size and scale of the proposed buildings would be consistent with existing development in the surrounding area. The project would not develop any hillside areas. The overall appearance of new buildings within the project would be consistent with the scale and size allowed under the Specific Plan. *Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality and would have less than significant impacts.*

(d) Light and Glare. The PEIR found that although the level of development would increase through implementation of the Specific Plan, light and glare affecting residences and other light-sensitive uses was expected to be similar to current levels since city regulations regarding lighting would continue to apply. *Therefore, the PEIR determined that light and glare impacts would be less than significant.*

Sources of light and glare in the Specific Plan area include building lights (interior and exterior), security lights, sign illumination, and parking-area lighting (Menifee, 2013b). Other sources of nighttime light and glare include street lights and vehicular traffic along roadways. Menifee's night skies benefit from being surrounded by uses that emit little or no light: open space lands, vacant land, farmland, and rural residential development. In addition, land uses that generate significant amounts of light pollution, such as shopping centers, are limited and concentrated in limited areas in the City. The project represents the final phase of development of the Menifee Village Specific Plan. *Therefore, the project's light and glare impacts would be less than significant.*

Cumulative Impacts

The PEIR did not analyze cumulative aesthetics impacts. *However, cumulative aesthetics impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe aesthetics impacts would occur. Future projects developed under the proposed Specific Plan Amendment would be required to comply with the City's zoning code relating to building design standards, building height, and light and glare. *Therefore, the cumulative aesthetic impact from the project would be less than significant.*

Conclusion

As stated above, the project would comply with the City's zoning code for design standards, building height, and night-time light regulation and would thus have less than significant impacts. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. *As such, no subsequent environmental analysis and no new mitigation are required.*

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.2 – Agriculture and Forest 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 Department 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:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
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?	Yes	Less than Significant Impact	No	No	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No	Not Examined	No	No	No
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))?	No	Not Examined	No	No	No
d) Result in loss of forest land or conversion of forest land to non-forest use?	No	Not Examined	No	No	No
e) Involve other changes in the existing environment which, due to their location or	No	Not Examined	No	No	No

nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?					

Proposed project in relation to PEIR

(a) Designated Farmland. The PEIR noted that development of the Specific Plan area would result in a transition in land use from the existing (at the time) agricultural and passive open space land uses to an urbanized land use. The PEIR determined that agricultural activities would be permanently discontinued, and residential, recreation, industrial, and commercial uses would be implemented. However, it was determined that the permanent loss of agricultural land to accommodate the proposed urban community would be mitigated by the fact the (then) current agricultural uses in the area were becoming less feasible economically. It was further noted that the Specific Plan area was taken out of the Agricultural Preserve for economic reasons related primarily to the increasing rates and diminishing supply of available irrigation water. *Therefore, the PEIR determined that agricultural uses in the Specific Plan area would ultimately be discontinued regardless of ultimate use of the area and impacts would be less than significant.*

The Specific Plan area is almost entirely built out and the project represents the final development phase of the Specific Plan. Specific Plan areas 3 and 4 do not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. *Therefore, the project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use and no impact would occur in this regard.*

(b) Williamson Act. According to the Riverside County Parcel Report for the project, the site is not under a Williamson Act Contract. The site is designated as Specific Plan in the General Plan. There is no agricultural zoning or uses within the Specific Plan area and the project represents the final phase of development of the Specific Plan. *Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.*

(c) Forest Zoning. The current General Plan land use designation for the site is Specific Plan. The project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the project site. Because no lands on the project site are zoned for forestland or timberland, the project has no potential to impact such zoning. *No impact would occur.*

(d) Loss of Forestland. The project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the project site or in the immediate vicinity of the project site, the project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. *No impact would occur.*

(e) Conversion of Land. The Farmland Mapping and Monitoring Program classifies the project site as Farmland of Local Importance. Farmland of Local Importance is either currently producing or has the capability of production; but does not meet the criteria of Prime, Statewide or Unique Farmland. The site can be considered to be Fallow Agricultural Land. The description of this habitat and vegetation communities is based on the definitions found in MSHCP Section 2.1.3 and A Manual of California Vegetation: Second Edition (Sawyer et al. 2009). Fallow Agricultural Land includes fallow fields that

have been recently disked, plowed, or are no longer used to produce crops and are slowly being encroached by non-native herbaceous plant species. In some cases, native annual wildflowers become established in fallow agricultural lands. The project area is not currently providing active agricultural land of use to the local economy. In addition, the project site has been planned for residential and open space uses by the County of Riverside since 1981 and the City of Menifee since 2008 and this type of development has been anticipated for the project site. *Therefore, no unanticipated impact would occur.*

Cumulative Impacts

The PEIR did not analyze cumulative agriculture and forest resources impacts. *However, cumulative agriculture and forest resources impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. As such, the project would not result in a substantial increase in development capacity such that new or more severe agriculture and forest resource impacts would occur. The project would not convert farmland to a non-farmland use and would not result in the loss of forest resources. *Therefore, the cumulative agricultural impact from the project would be less than significant.*

Conclusion

There are no agricultural or forest related resources in or near the project area that would be impacted. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. *As such, no subsequent environmental analysis and no new mitigation are required.*

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.3 – Air Quality

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

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Conflict with or obstruct implementation of the applicable air quality plan?	Yes	Less than Significant Impact	No	No	No
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Yes	Less than Significant Impact	No	No	No
c) Expose sensitive receptors to substantial pollutant concentrations?	No	Not Examined	No	No	No
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No	Not Examined	No	No	No

A *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum* was prepared for the project by RK Engineering, Inc. (see Appendix B). A *Vehicle Miles Traveled (VMT) Assessment* was prepared for the project by Linscott Law and Greenspan Engineers (see Appendix C). The information in this section was taken from the *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum* and the *VMT Assessment*.

Proposed project in relation to PEIR

(a) Conflict with AQMP. The PEIR determined that particulate matter and other pollutants emitted during grading and construction of the Specific Plan would be reduced to less than significant through watering graded surfaces and planting groundcover as dust palliatives. After development of the Specific Plan, when the Specific Plan is completed and occupied, it was found that air quality in the Planning Area would be directly affected by motor vehicle emissions from project traffic and indirectly influenced by pollutants emitted by power generation plants that serve the project in the South Coast Air Basin. The PEIR noted that modes of transportation other than the automobile would be encouraged as a strategy in reducing pollution from mobile sources. It was found that the proposed network of bicycle routes, pedestrian trails, and electric cart paths providing access to residential, commercial,

recreational, and industrial areas would help to reduce residents' reliance on the automobile. Additionally, it was noted that the design of efficient and direct traffic flow patterns in the Specific Plan area would help reduce the quantity of air pollutants generated by minimizing the places in the roadway system where automobiles would be idling unnecessarily and that extension of public transit routes to serve the Specific Plan area would also assist in this regard. The PEIR further concluded that adherence to the SCAQMD's Regional Air Quality Strategy for the reduction of pollutants from mobile sources would further reduce air quality impacts. These measures included: 1) expansion of ridesharing efforts; 2) expansion of transit systems; 3) encouragement of increased bicycle travel; 4) improvements in traffic flow; 5) encouragement of pedestrian travel; 6) expansion of inter-urban bus and rails systems; and 7) freeway ramp metering. Finally, the PEIR determined that reduction of energy consumption and stationary air pollution emissions would be achieved by incorporating energy-saving devices and additional insulation into homes developed within the Specific Plan are. *For these reasons, it was determined that air quality impacts would be less than significant.*

The project would amend the Menifee Village Specific Plan No. 158 by transferring dwelling units between Planning Areas ("PAs"), adding a new Planning Area (High Density – 8-12 du/ac), revising the definition of the Medium High Density designation, adding two residential product types, and revising the open space and community facilities center within the plan. The Specific Plan area is within the South Coast Air Basin (Basin) which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Pursuant to the methodology provided in Chapter 12 of the SCAQMD *CEQA Air Quality Handbook*, consistency with the Air Quality Management Plan (AQMP) is affirmed if the project: (1) is consistent with the growth assumptions in the AQMP; and (2) does not increase the frequency or severity of an air quality standards violation or cause a new one.

The following consistency analysis relates to the project:

Consistency Criterion 1. The 2016 AQMP was based on the City's adopted land use plan at that time which included the Specific Plan and which was evaluated in its PEIR. The Specific Plan area is almost entirely built out and the project represents the final development phase of the Specific Plan. Growth forecasts and associated assumptions are included in the 2016 AQMP, which was designed to achieve attainment for all criteria air pollutants within the Basin while still accommodating growth in the region. projects that are consistent with the AQMP growth assumptions would not interfere with attainment of air quality standards because this growth is included in the projections used to formulate the AQMP. The project is consistent with and proposes less intense development than the adopted Specific Plan, therefore, it would be within the SCAG 2016 Regional Transportation Plan (RTP)/Sustainable Community Strategies (SCS) growth projections for the County of Riverside upon which the 2016 AQMP was developed. Therefore, the project would not exceed the growth assumptions contained in the AQMP.

Consistency Criterion 2. This refers to the California Ambient Air Quality Standards (CAAQS). In developing its CEQA significance thresholds, the SCAQMD considered the emission levels at which a project's individual emissions would be cumulatively considerable (page D-3, SCAQMD 2003). As described in Checklist Question 4.3.b below, the project would not generate construction or operational emissions in excess of SCAQMD criteria air pollutant thresholds.

Based on the consistency analysis provided above, the project would not conflict with the SCAQMD 2016 AQMP. *Therefore, impacts will be less than significant.*

(b) Cumulative Increase in Air Pollution. *As discussed above, the PEIR determined that air quality impacts would be less than significant.*

The *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum* found that Mobile source emissions are the primary source of air quality and GHG emissions generated from the operation of commercial and residential land use projects, such as the ones proposed by the project. The Memorandum also found that mobile emissions are directly correlated to the amount of trips generated by a project, and since the trip generation for the project has decreased, it is accurate to conclude that the project will also result in fewer mobile source emissions. No new or increased air quality or impacts would occur as a result of the project because the project would result in a net decrease in trip generation compared to the previously approved land uses within the Specific Plan area. As a result of the decrease in trip generation, the project would also result in a net decrease in air quality and GHG emissions. Thus, no new air quality or GHG impacts would occur beyond what is currently allowed under the existing specific plan. The project will construct all buildings to meet the latest California Green Building Standards, and all residential units will be equipped with solar panels that will further reduce energy and GHG impacts. *Therefore, impacts will be less than significant.*

(c) Sensitive Receptors. The PEIR did not evaluate air quality impacts to sensitive receptors.

The project represents the final phase of development of the Menifee Village Specific Plan. The greatest potential for toxic air contaminant (TAC) emissions from development of the project would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment used during construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. The project’s construction activity is not expected to be a long-term (i.e., 30 years) source of toxic air contaminant emissions, thus the individual cancer risk is greatly reduced. Impacts on sensitive receptors from construction would be less than significant. The project would consist of residential and commercial land uses upon completion of development. Residential and commercial land uses do not include major sources of TAC emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. *Therefore, the project impact is considered less than significant.*

(d) Other Emissions Such as Odors. The PEIR did not evaluate other emissions such as odors.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding or any manufacturing uses that could create objectionable odors. Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the project. The project does not contain land uses that would typically be associated with significant odor emissions. The project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. project related odors are not expected to meet the criteria of being a nuisance. *Therefore, the project’s operation would result in less than significant odor impacts.*

Cumulative Impacts

The PEIR did not analyze cumulative air quality impacts. *However, cumulative air quality impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were significant and unavoidable even after incorporation of mitigation.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units, which is expected to lower the overall rate of trips per dwelling unit in alignment with the goals of improving VMT efficiency under CEQA. As such, the project would not result in a substantial increase in development capacity such that new or more severe air quality impacts would occur. Furthermore, modern vehicles and buildings emit lower levels of pollution than those evaluated in the 1981EIR. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in an increase in the rate or length of vehicle trips. *Therefore, the project would not emit higher levels of pollution than what was evaluated and approved in the PEIR and would have less than significant cumulative air quality impacts.*

Conclusion

The PEIR indicated that development of the Specific Plan would not result in significant air quality impacts in terms of cumulative air pollutant emissions exceeding established standards. The project proposes less development in the Specific Plan area compared to that evaluated in the PEIR. The project *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum* indicates the project would not conflict with the AQMP and would not result in air pollutant emissions that would exceed or cause violations of established standards. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.4 – Biological Resources

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
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?	Yes	Less than Significant with Mitigation Incorporated	No	No	No
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 US Fish and Wildlife Service?	No	Not Examined	No	No	No
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No	Not Examined	No	No	No
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?	No	Not Examined	No	No	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or	No	Not Examined	No	No	No

ordinance?					
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?	No	Not Examined	No	No	No

A *Habitat Assessment and MSHCP Consistency Analysis was* prepared for the site located at APN 340-040-030 by Michael Baker International (see Appendix D). The information in this section was taken from the *Habitat Assessment and MSHCP Consistency Analysis*.

Proposed project in relation to PEIR

(a) Listed or Sensitive Species. The PEIR found that development of the Specific Plan would require the removal of most of the existing vegetation in the Specific Plan area. However, it was noted that the majority of the vegetation was found in areas that were being dryland farmed, where there would be no significant impact. It was further noted that a portion of the coastal sage scrub in the Specific Plan area could also be removed as a result of development of the Specific Plan; however, the loss of this native vegetation was determined to not be significant. The PEIR also found that as vegetation is removed during development of the Specific Plan area, associated wildlife would either be destroyed or displaced to adjacent habitat areas, where they would disrupt local populations. However, it was determined that this impact would be temporary, expected to last one season, until increased competition and predation return populations to their habitat carrying-capacity levels. Therefore, it was determined that in general this would not result in a significant loss of wildlife resources, due to the lack of native habitats and wildlife diversity in most of the Specific Plan area, and the relatively small area of native coastal sage scrub that could be affected. Due to the absence of significant impacts, no measures to mitigate the loss of vegetation and wildlife were implemented by the PEIR. However, based on the findings of the Department of Fish and Game's 1973 survey, active populations of Stephen's kangaroo rat were found in areas of suitable habitat as small as two acres. Therefore, the PEIR found that it is conceivable that retention of island habitats may provide enough area to support populations of Stephen's kangaroo rat that may be found on-site, although urban activity in adjacent areas may have an unavoidable adverse impact. As such, **Mitigation Measure PEIR-BIO-1** was incorporated into the PEIR and required that project-specific avoidance measures be considered related specifically to Stephen's kangaroo rat. *Therefore, with incorporation of **Mitigation Measure PEIR-BIO-1**, the PEIR determined that impacts would be less than significant.*

The project would amend the Menifee Village Specific Plan No. 158 by transferring dwelling units between Planning Areas ("PAs"), adding a new Planning Area (High Density – 8-12 du/ac), revising the definition of the Medium High Density designation, adding two residential product types, and revising the open space and community facilities center within the plan. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet.

A total of 64 special-status plant species were reported in the CNDDB and CNPS Online Inventory of Rare and Endangered Plants of California from the nine USGS 7.5-minute quadrangle map region

surrounding and including the USGS Romoland, California 7.5-minute quadrangle map. Appendix D describes each species' known occurrences or potential to occur in the study area based on their general biology (e.g., primary habitat associations, life form, blooming period, and known elevation range). One species, paniculate tarplant (Deinandra paniculata), was observed within the project site during the 2019 survey conducted by TERACOR, which is considered a rare plant with a California Rare Plant Rank of 4.2 and has a high potential to occur within the site located at APN 340-040-030. As such, **Mitigation Measure BIO-2**, which requires surveys for paniculate tarplant on the site prior to ground-disturbing activities, has been incorporated to reduce potential impacts to less than significant. The surveys are required to be conducted during the appropriate blooming periods (April- November) to identify the species and collect seeds. If paniculate tarplant is found during the surveys, the individual plants are required to be mapped via GPS and construction shall not commence in these areas until seed collection is completed. The seeds will be collected and then dispersed at an appropriate mitigation bank or conservation area as approved by the City of Menifee and CDFW. A report is required to be prepared documenting the results of the survey and seeding.

After a review of specific habitat preferences, known distributions, and elevation ranges, it was determined that 4 other species have a moderate potential to occur within the vernal pool vegetation community within the project site: long-spined spineflower (Chorizanthe polygonoides var. longispina), Coulter's goldfields (Lasthenia glabrata ssp. coulteri), prostrate vernal pool navarretia (Navarretia prostrata), and California Orcutt grass (Orcuttia californica). The remaining 59 special-status plant species are not expected to occur within the project site. No plant species listed as threatened, endangered, or candidate under the federal Endangered Species Act or the California Endangered Species Act were detected. *Nevertheless, **Mitigation Measure BIO-3**, which requires focused pre-construction rare plant surveys during the appropriate blooming periods for special-status plant species with the potential to occur within the site located at APN 340-040-030, has been incorporated to reduce potential impacts to sensitive plant species to less than significant.*

The project area is in the MSHCP survey area for burrowing owl (Athene cunicularia; BUOW) and provides suitable foraging habitat and nesting opportunities for BUOWs. A focused burrow survey and focused BUOW surveys were conducted by TERACOR on four separate days during the 2019 breeding season (March 1 to August 31) in accordance with the guidelines and protocols provided in the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (WRCRCA 2006). No burrowing owls were observed during the 2019 surveys. In addition, no evidence was detected on the property or immediate surrounding areas that BUOW inhabit the area. Although BUOWs were not observed during the focused surveys, the study area contains suitable burrows and habitat that could become occupied by BUOWs prior to implementation of the project. Therefore, in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (WRCRCA 2006), a preconstruction clearance survey would be required to reconfirm the absence of BUOWs and maintain compliance with the MSHCP, Migratory Bird Treaty Act, and California Fish and Game Code. *As such, **Mitigation Measure BIO-4**, which requires pre-construction burrowing owl surveys, has been incorporated to reduce potential impacts to burrowing owls to less than significant.*

Native and plants, as well as various other substrates on the project sites, also have the potential to provide nesting habitat for bird species protected by the CFGC Sections 3503 and 3513.There is potential for ground- and tree-nesting birds to establish nests on the project site prior any project-related construction. Construction activities including site mobilization, other vegetation clearing, grubbing, grading, and noise and vibration from the operation of heavy equipment have the potential to result in significant direct (i.e., death or physical harm) and/or indirect (i.e., nest abandonment) impacts to nesting birds. The loss of an active nest of common or special-status bird species and/or their eggs or young as a result of project construction would be considered a violation of the CFGC, Section 3503,

3503.5, 3513 and therefore, would be considered a potentially significant impact. *As such, **Mitigation Measure BIO-5**, which requires pre-construction nesting bird surveys, has been incorporated to reduce potential impacts to nesting birds to less than significant.*

(b) Riparian Habitat or Sensitive Natural Communities. The PEIR did not analyze impacts related to riparian habitat or sensitive natural communities.

The site located at APN 340-040-030 supports the following four vegetation communities and land cover types: annual brome grasslands (Bromus spp. Herbaceous Semi-Natural Alliance), hardpan vernal pool (Psilocarphus brevissimus Vernal Pool), disturbed, and developed. Approximately 25.69 acres of annual brome grasslands are located throughout the project site. This vegetation community is dominated by red brome (Bromus rubens), with foxtail barley (Hordeum murinum), stinknet (Oncosiphon piluliferum), and Maltese star-thistle (Centaurea melitensis) occurring in lesser quantities. In addition, some California buckwheat (Eriogonum fasciculatum) is present along Newport Road at the southern edge of the project site.

Approximately 0.43 acres of hardpan vernal pool are located within the project site. This vegetation community consists of a seasonally flooded depressional area within the central portion of the project site that retains surface water following storm events. During the site visit, this vegetation community was dominated by wooly marbles (Psilocarphus brevissimus) and field bindweed (Convolvulus arvensis). Wooly marbles is an indicator species of vernal pools. This vegetation community is considered a sensitive vegetation community.

Disturbed areas comprise approximately 9.23 acres of the project site and study area. These areas are located within the northern, eastern, and western portions of the study area and consist primarily of undeveloped areas heavily impacted by human disturbance and mostly lacking any vegetation.

Developed areas comprise approximately 76.03 acres of the project site and study area and consist of areas that have been constructed upon or physically altered to the degree that natural soil substrates and native vegetation are no longer supported. These areas surround the project site.

Under the US Endangered Species Act, Critical Habitat may be established for species listed as threatened or endangered. Critical Habitat refers to specific areas within the geographical range of a species that were occupied at the time it was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species and that may require special management considerations or protection, regardless of whether the species is still extant in the area. Areas that were not known to be occupied at the time a species was listed can also be designated Critical Habitat if they contain one or more of the physical or biological features that are essential to that species' conservation and if the other areas that are occupied are inadequate to ensure the species' recovery.

In the event that a project may result in take or adverse modification to a listed species' designated Critical Habitat, a project proponent may be required to engage in suitable mitigation. However, consultation for impacts to Critical Habitat is only required when a project has a federal nexus. This may include projects that occur on federal lands, require federal permits (e.g., Clean Water Act Section 404 permit), or receive any federal oversight or funding. If there is a federal nexus, then the federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the US Endangered Species Act. The study area does not fall within any USFWS-designated Critical Habitat for federally listed wildlife species (USFWS 2026a).

However, Western Riverside MSHCP Section 6.1.2 provides protection for all riparian/riverine resources, vernal pools, and fairy shrimp habitat that occur within the MSHCP area. In addition, Section 6.1.2 protects riparian bird species that are dependent on riparian/riverine habitat. If any of these resources are present and impacts are unavoidable, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) analysis must be prepared for the project.

The project site was reviewed to determine whether MSHCP riparian/riverine or vernal pool resources are present on the project site. It was determined that an aquatic resource is present adjacent to Newport Road along the southeastern border of the project site. Although this may be a potentially jurisdictional aquatic resource by State agencies, it was an artificially created resource that was constructed concurrently with Newport Road and would therefore not be considered an MSHCP riparian/riverine resource.

Another aquatic resource is present within the central portion of the project site. Although hydric soils were not observed, the soils within this area are mapped as alkaline soils, which can mask hydric soil conditions and are considered problematic. Based on the presence of vernal pool indicator species (wooly marbles), fairy shrimp, problematic soil conditions, and evidence of hydrology within this feature (soil surface cracking), it was determined that this feature would qualify as an MSHCP vernal pool resource.

There is a total of 0.43 acres of MSHCP vernal pools mapped within the project site. Permanent impacts on 0.43 acres of vernal pool resources will require the preparation of a DBESP analysis, which would include proposed mitigation that demonstrates equivalent or superior function and value. Details would include the location of the mitigation area, type of mitigation, acreages, weeding plan, when the mitigation would be implemented, success criteria, monitoring plan, reporting, management entity, and contingency plan in the event the mitigation is not successful. Mitigation for vernal pools would need to be protected in perpetuity. *As such, **Mitigation Measure BIO-6**, which requires preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report and mitigation to protect vernal pools, has been incorporated to reduce potential impacts to less than significant.*

(c) State or Federally Protected Wetlands. The PEIR did not analyze impacts related to state or federally protected wetlands.

Three key agencies regulate activities within inland lakes, streams, wetlands, and riparian areas in California. The US Army Corps of Engineers Regulatory Branch regulates activities that result in the discharge of dredged or fill material into waters of the U.S., including wetlands, pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act. Of the state agencies, the Regional Water Quality Control Board (RWQCB) regulates discharges to waters of the State, including wetlands, pursuant to Section 401 of the Clean Water Act, Section 13263 of the California Porter-Cologne Water Quality Control Act, and State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. The CDFW regulates alterations to lakes, streambeds, and associated riparian habitat pursuant to Section 1600 et seq. of the California Fish and Game Code. Based on a review of aerial photographs, USGS 7.5-minute quadrangles, and USFWS National Wetlands Inventory maps and observations made during the field survey, there are two potentially jurisdictional aquatic features within the project site. A formal jurisdictional delineation would be required to confirm potentially jurisdictional resource limits within the project site. *As such, **Mitigation Measure BIO-7**, which requires preparation of a formal jurisdictional delineation to confirm the limits of aquatic resources within the site located at APN 340-040-030 that may be subject to CDFW and RWQCB jurisdiction, has been incorporated to reduce potential impacts to less than significant.*

(d) Wildlife Movement/Corridors/Nursery Sites. The PEIR did not analyze impacts related to wildlife movement or wildlife corridors.

Wildlife corridors link areas of suitable habitat that are otherwise separated by areas of non-suitable habitat such as rugged terrain, changes in vegetation, or human disturbance. Wildlife corridors are essential to the regional ecology of a species because they provide avenues of genetic exchange and allow animals to access alternative territories as dictated by fluctuating population densities. Fragmentation of open space areas by urbanization creates "islands" of wildlife habitat that are more or less isolated from each other. Corridors mitigate the effects of this fragmentation by (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) that could lead to local extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and shelter. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species. Although it is commonly used as a synonym for wildlife corridor, a habitat linkage refers to a more substantial, or wider, land connection between two habitat areas. Habitat linkages allow for the periodic exchange of animals between habitat areas, which is essential to maintain adequate gene pools. The project site is a vacant disturbed lot surrounded by residential, commercial, and developed lands. *There are no wildlife corridors or habitat linkages present and no impacts would occur.*

(e) Local Policies Protecting Biological Resources. The PEIR did not analyze impacts related to local policies or ordinances protecting biological resources.

No additional biological features protected by local policies or ordinances protecting biological resources are expected to be impacted by the project. *Therefore, no impacts to these resources are anticipated as a result of the project, and no further mitigation is required.*

(f) Conflicts with Habitat Conservation Plans. The PEIR did not analyze impacts related to conflicts with an adopted habitat conservation plan. *However, as previously discussed, the PEIR included **Mitigation Measure PEIR-BIO-1**, which requires project-specific avoidance measures for Stephen's kangaroo rat.*

As previously discussed, there is a total of 0.43 acres of MSHCP vernal pools mapped within the project site. Permanent impacts on 0.43 acres of vernal pool resources will require the preparation of a DBESP analysis, which would include proposed mitigation that demonstrates equivalent or superior function and value. Details would include the location of the mitigation area, type of mitigation, acreages, weeding plan, when the mitigation would be implemented, success criteria, monitoring plan, reporting, management entity, and contingency plan in the event the mitigation is not successful. Mitigation for vernal pools would need to be protected in perpetuity. *As such, **Mitigation Measure BIO-6**, which requires preparation of a formal jurisdictional delineation to confirm the limits of aquatic resources within the site located at APN 340-040-030 that may be subject to CDFW and RWQCB jurisdiction, and **Mitigation Measure BIO-7**, which requires preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report and mitigation to protect vernal pools, have been incorporated to reduce potential impacts to less than significant.*

In addition, in order to comply with the conditions of the WRCMSHCP, Best Management Practices (BPM) will be made a condition of approval for the project. The Best Management Practices required by the WRCMSHCP are included in Appendix D. With incorporation of BMP required by the WRCMSHCP, the project would be consistent with the WRCMSHCP. Please note that the BMP of the WRCMSHCP, while not formal mitigation measures, are required to be implemented for the project to be in compliance with the terms of the WRCMSHCP. With the exception of BMP 10, all measures shall be followed verbatim and shall be required as part of the Conditions of Approval prior to grading. For BMP 10, biological monitoring shall be conducted full-time during portions of the project where ground disturbance is occurring (i.e., grading, vegetation removal); biological monitoring can be changed to periodic (i.e., weekly, biweekly, or monthly) in duration based on discretion of the qualified biologist if potential impacts to biological resources are expected to be low based on project activities. *A such, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, and impacts would be less than significant,*

Cumulative Impacts

The PEIR did not analyze cumulative biological resources impacts. *However, cumulative biological resources impacts related to development of the Planning Area with commercial, residential, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant with incorporation of mitigation.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area. However, the project would occur within the same planning areas as previously analyzed and would not result in a substantial increase in development capacity such that new or more severe biological resources impacts would occur. The project would be required to implement PEIR **Mitigation Measures PEIR-BIO-1** and project **Mitigation Measures BIO-2** through **BIO-7**. Implementation of the project would also be required to comply with the requirements of the Western Riverside County Habitat Conservation Plan. *Therefore, the cumulative impact on biological resources from the project would be less than significant with incorporation of mitigation and compliance with existing standards and requirements.*

Conclusion

As previously discussed, with implementation of PEIR **Mitigation Measures PEIR-BIO-1** and project **Mitigation Measures BIO-2** through **BIO-7**, potential impacts to biological resources would be reduced to less than significant levels. In these ways, the project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. No subsequent environmental analysis with incorporation of the mitigation measures incorporated herein.

Applicable PEIR and Proposed Project Mitigation Measures

PEIR-BIO-1: Stephen's Kangaroo Rat. An extensive trapping program shall be conducted to fully determine the potential existence of this species on-site. If Stephen's kangaroo rat is found on-site, undisturbed coastal sage scrub should be retained where feasible. To help mitigate the impact of adjacent urban activities, public access into areas of coastal sage scrub should be limited.

MM-BIO-2: **Preconstruction Paniculate Tarplant Survey.** Prior to ground-disturbing activities, surveys for paniculate tarplant shall be conducted by a qualified biologist within the project site. Surveys shall be conducted during the appropriate blooming periods (April-November) to identify the species and collect seeds. If paniculate tarplant is found during the surveys, the individual plants shall be mapped via GPS and construction shall not commence in these areas until seed collection is completed. The seeds shall be collected and then dispersed at an appropriate mitigation bank or conservation area as approved by the City of Menifee and CDFW. A report shall be prepared documenting the results of the survey and seeding.

MM-BIO-3: **Focused Rare Plant Surveys.** Prior to project implementation, and during the appropriate blooming periods for special-status plant species with the potential to occur within the project site, a qualified botanist shall conduct a focused rare plant survey in areas containing suitable habitat for these species to determine their presence or absence. The surveys shall be floristic in nature (i.e., identifying all plant species to the taxonomic level necessary to determine rarity), and shall be inclusive of, at a minimum, areas proposed for disturbance.

If individual or populations of special-status plant species are found within the areas proposed for disturbance, measures to avoid and minimize impacts shall be recommended. The surveys and reporting shall follow 2018 CDFW and/or 2001 CNPS guidelines.

Although not expected, if State- and/or federally listed plant species are present and avoidance is infeasible, consultation with the CDFW and/or USFWS would be required and an Incidental Take Permit(s) from the CDFW and/or USFWS shall be obtained prior to the commencement of maintenance activities.

MM-BIO-4: **Preconstruction Burrowing Owl Survey.** In accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, (WRCRCA 2006), a preconstruction clearance survey shall be conducted by a qualified biologist no more than 30 days prior to initiating any ground-disturbing activities to avoid direct take of burrowing owl. Once the survey is completed, the qualified biologist shall prepare and submit a final report documenting the results of the clearance survey to the City Menifee for review and file. If no burrowing owl or occupied burrows are detected, project activities may begin, and no additional avoidance or minimization measures would be required. However, if an occupied burrow is found in the project impact area during the preconstruction clearance survey, a burrowing owl avoidance and minimization plan shall be prepared and submitted to the CDFW for review and approval prior to initiating project activities.

MM-BIO-5: **Preconstruction Nesting Bird Survey.** Within 30 days of ground-disturbing activities associated with project implementation that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present on the project site. The surveys shall continue on a weekly basis, with the last survey being conducted no more than three days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-

disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground-disturbing activities.

If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFW, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

MM-BIO-6: **MSHCP DBESP and Mitigation.** The project shall prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) report, the goal of which is to demonstrate that the proposed mitigation is biologically equivalent or superior to the existing conditions on the project site if left undisturbed. This would include a habitat mitigation and monitoring plan (HMMP) describing the functions and values of the resource pre- and post-project development, and relative to mitigation implementation. Details shall include the location of the mitigation area, type of mitigation, acreages, weeding plan, when the mitigation would be implemented, success criteria, monitoring plan, reporting, management entity, and contingency plan in the event the mitigation is not successful. The HMMP shall require review and approval by the City, WRCRCA, USFWS, and CDFW, prior to project implementation. Mitigation for vernal pools shall be protected in perpetuity.

MM-BIO-7: **Aquatic Resource Delineation Report and Vernal Pools Watershed Study.** A formal jurisdictional delineation shall be prepared prior to ground-disturbing activities to confirm jurisdictional limits of aquatic resources within the project site that may be subject to CDFW and RWQCB jurisdiction. In addition, a vernal pool watershed study shall be prepared to determine impacts to the vernal pool watershed, which would also require mitigation for direct and indirect impacts.

4.5 – Cultural Resources

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Yes	Less than Significant Impact	No	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Yes	Less than Significant Impact	No	No	No
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	No	Not Examined	No	No	No

An *Updated Phase I Cultural Resources Assessment* was prepared for the project by Jean A. Keller, Ph.D., Cultural Resources Consultant (see Appendix E). The information in this section was taken from the *Updated Phase I Cultural Resources Assessment*.

Proposed project in relation to PEIR

(a) Historical Resources. The PEIR determined that implementation of the Menifee Village Specific Plan would result in the disturbance or destruction of identified historical resources. However, the PEIR determined that **Mitigation Measure PEIR-CUL-1** would be required to reduce impacts to less than significant. Specifically, this mitigation measure required "low sensitivity" historical features H#4, 5A, and 6 to be monitored by a historian during grading; "medium sensitivity" historical feature H#3 to be mapped, recorded, and photographed; and "high sensitivity" historical features H#1, 1A, 2, 2A, 5, 7, and 7A to be tested prior to construction to verify or negate the possibility of subsurface amenities within these clusters. Testing would be accomplished by a backhoe program. Areas devoid of subsurface amenities would then be cleared of mitigation. Areas with subsurface resources could be preserved by salvaging or by changes in site design. *Therefore, the PEIR determined that impacts would be less than significant with implementation of* ***Mitigation Measure PEIR-CUL-1****.*

According to the Updated Phase I Cultural Resources Assessment, four previously recorded sites of historical origin are located within the project area, including CA-RIV-1357H, CA-RIV-2222H, CA-RIV-5202H (Segments 2, 3A, & 3B), and CA-RIV-6838H. Although CA-RIV-5202H was originally recorded as a single site with three loci, current research suggests that it should instead be considered two separate sites. Cultural resources reported at these sites include the Herschel (Hubert) Lindenberger homesite, the Forest T. Lindenberger homesite, three purported segments of the San Jacinto and

Pleasant Valley Company earthen canal, and a rock wall. Three of the previously recorded historical sites are located partially or fully within TR 32100, with the fourth located in TTM 37671.

Prior to the Updated Phase I Cultural Resources Assessment, one site had been reported within the boundaries of TTM 37828, although a formal site record was never filed with the Eastern Information Center at the University of California, Riverside. This site, recorded in 1980 by Scientific Resource Surveys as 'H4', was a structure shown cartographically on the 1901 USGS Elsinore topographic map. At the time of the survey, only two trees remained, which may explain why it was not formally recorded. The current study observed and recorded a second historical site in TTM 37828. Comprised exclusively of the remains of two wells, photographic evidence indicates that the wells may have been in place at least by 1938. No structures are apparent within the immediate vicinity of the wells, although there are historical period residences shown cartographically some distance to the east, including one in the location of 'H4.' All the land within this part of SPA 2019-017 has apparently been farmed for decades and has also been subject to significant disturbances.

As required by the City of Menifee, and in large part based on recommendations made by the Eastern Information Center, the intent of the current Updated Phase I Cultural Resources Assessment was to relocate the four previously recorded historical sites, assess the current condition of each site, and develop a plan, as necessary, to evaluate the potential significance of these cultural resources. With the exception of the newly recorded historical site P-33-029119, each site located within Specific Plan Amendment No. 2019-017 had already been evaluated for significance according to CEQA criteria by previous cultural resource studies. In addition, those determinations of significance were accepted in 2005 by the County of Riverside as part of the approval process for Tract Maps 32100, 32101, and 32102; TR 32100 and TR 32101 (now TTM 37671), are included in SPA 2019-017. Therefore, the current Updated Phase I Cultural Resources Assessment did not find it necessary to develop a plan to evaluate the potential significance of the four historical sites located within the project area that were previously recorded and evaluated for significance.

After reviewing all existing reports and site records, as well as conducting a comprehensive field examination of the four historical sites within the project area, Doctor Keller concurred with the findings of McKenna's 2003/2005 reports. Although the prehistoric sites remain significant as contributors to the archaeological district that encompasses much of the subject property, they would not individually be considered significant "historical resources" according to CEQA criteria. Structures associated with the Herschel Lindenberger homesite ceased to exist by 1978, with the groves of olive and fruit trees that characterized the property having already been removed by 1961. A recent fire swept through this site, leaving nothing but a few burned eucalyptus trees and a large machine-excavated depression with scattered debris. The single segment of the San Jacinto and Pleasant Valley Company's Canal (CA-RIV-5202H Segment 2) has deteriorated to the point where it is barely recognizable, but some of this historic feature will be preserved in an open space lot of TR 32100 according to development plans provided by the project sponsor. Two earthen canal segments originally reported as being part of the San Jacinto and Pleasant Valley Company's Canal will be destroyed by development of the proposed Tract No. 32012. However, they are not considered significant historical resources according to CEQA criteria since they were part of an irrigation system, not part of the San Jacinto and Pleasant Valley Company's Canal, and virtually nothing is known of their origin except that the irrigation system had been constructed prior to 1938. The site discovered in TTM 38728 during the current study has been fully recorded, is not considered significant by CEQA standards, and therefore requires no further study. The Updated Phase I Cultural Resources Assessment successfully relocated three of the four previously recorded historic resources within its boundaries. A rock wall (CA-RIV-1357H) could not be relocated, which was also the case in a 2002 Phase I study of the subject property. Finally, no cultural resources representing CA-RIV-6838H, the Forest Lindenberger homesite included in TR 32100 of SPA 2019-017, with the actual homesite having been located to the west, where a residential tract now

exists. However, a portion of the homesite that includes CA-RIV-1164 and CA-RIV-5202H Segment 2, will be maintained in TR 32100 open space.

No additional investigation is recommended for the four historical sites included in the current Updated Phase I Cultural Resources Assessment. However, it is the recommendation of Doctor Keller, in concurrence with the recommendations of McKenna et al, that a comprehensive grading monitoring program be conducted for the +127.3 acres of land included in the Updated Phase I study for Specific Plan Amendment No. 2019-017. *Therefore, with implementation of these recommendations, impacts to the historic resources identified in the Updated Phase I Cultural Resources Assessment will be less than significant.*

(b) Archaeological Resources. As described in the PEIR, the project area appears to have low sensitivity for prehistoric archaeological resources, and it is unlikely that intact, subsurface prehistoric archaeological deposits would be uncovered during project construction. The PEIR determined that grading of the site would, therefore, have a low-to-moderate sensitivity in terms of revealing archaeological resources. Moreover, the PEIR determined that impacts to archaeological sites (RIV-1164 and RIV-1165) would be reduced to less than significant with incorporation of **Mitigation Measure PEIR-CUL-2**, which requires mapping, photography, and recording the bedrock milling slicks at these two sites, as prescribed by a Native American Observer. *Therefore, the PEIR determined that impacts would be less than significant with implementation of* ***Mitigation Measure PEIR-CUL-2****.*

All of the property included in the Updated Phase I Cultural Resources Assessment has been partially or fully included in seven previous cultural resource studies, beginning in 1976 and ending in 2005. During the course of the various studies and a few informal investigations, seven cultural resource properties of prehistoric (i.e., Native American), plus a portion of an archaeological district, were recorded within what is now Specific Plan Amendment No. 2019-017. The seven previously recorded prehistoric archaeological sites include: CA-RIV-1164, CA-RIV-1165, CA-RIV- 1356, CA-RIV-6832, CA-RIV-6833, CA-RIV-6835, and CA-RIV-6836. Cultural resources reported at these sites are predominantly bedrock milling features (overwhelmingly slicks), although a probable rock art panel and several rock features were also reported, as well as very limited surface and subsurface artifactual material. With but one exception, all of the recorded prehistoric sites are partially or fully located within TR 32100. All of the prehistoric sites are part of P-33-014370, a large unnamed and informally defined archaeological district that encompasses two ridges and contained nearly 100 recorded prehistoric archaeological sites. Sites located within the project boundaries represent the northwestern terminus of P-33-014370, with most of the archaeological district being located on adjacent property to the southeast.

The Updated Phase I Cultural Resources Assessment successfully relocated all seven previously recorded archaeological resources within its boundaries. Each site was photographed, GPS coordinates taken, and updated DPR forms compiled to submit to the Eastern Information Center. The sites were evaluated not only regarding their current condition, but also, whether additional investigations were warranted to evaluate significance. Since each site had already been fully documented and evaluated for significance by previous cultural resources studies, the last being 18 years ago, the intent of the update was essentially to provide the sites' current status. Interestingly, each of the previous seven cultural resources studies and individual investigations described several of these sites differently and in a number of cases, the information was contradictory and conflicted with other studies, especially when it came to the number of existing cultural resources and the potential for a determination of significance according to California Environmental Quality Act (CEQA) criteria. This difference in interpretation is most glaring when considering the early studies conducted in 1976 (Toren), 1977 (Smith, Townsend), 1980 (SRS), and 1993 (Greenwood & Associates), compared to studies conducted in 2002 (Applied EarthWorks), 2003/2004 (CRM TECH), and 2003/2005 (McKenna

et al). The differences are so extreme that in first reviewing the previous reports there arose a very real question about whether they could possibly be talking about the same sites – particularly CA-RIV-1164 and CA-RIV-1356. The one conclusion that seems to have been shared by most of the studies is that the only archaeological and historical sites within the current APE that would be at least potentially considered significant according to CEQA criteria were CA-RIV-1164, CA-RIV-1356, CA-RIV-2222H, CA-RIV-5202 (all loci).

In order to mitigate adverse impacts associated with the realignment and construction of Domenigoni Parkway, Phase II Testing was conducted by CRM TECH in 2003 for sites CA-RIV-1164, CA-RIV-5202H, and CA-RIV-1356, all of which would be adversely impacted by the project. Only a very small portion of site CA-RIV-1356 was located within what is now SPA 2019-017, with the remainder lying mostly within the Domenigoni Parkway project area or on adjacent land to the east. Most of CA-RIV-1164 and CA-RIV-5202H were located within what is now TR 32100 of SPA 2019-07. The results of testing indicated that these three sites, as well as three additional sites on adjacent property, would be considered “historical resources” as defined by CEQA. Further, their inclusion in the newly-designated archaeological district 33-014370 bestowed an additional aspect of significance as contributors to the district.

Based on the results of Phase II testing, CRM TECH conducted Phase III Data Recovery on six sites in 2004. Despite systematic excavations and an intensive recordation effort, only very limited cultural resources were recovered from CA-RIV-1164. This suggested that no subsurface archaeological deposits were present. Therefore, CRM TECH concluded that the project’s impact would not constitute a “substantial adverse change in the significance of a historical resource,” and thus, the project would have no impact on the site. No artifacts were recovered from Phase III excavations at CA-RIV-5202H, which represents three purported segments of the historic San Jacinto and Pleasant Valley Company’s Canal located within the Domenigoni Parkway project area. The significance of the site was determined to be derived from its association with an important event in local history. In order to mitigate adverse impacts to this feature, CRM TECH completed intensive recordation procedures on the 65-foot segment lying within the project area, including photo-documentation, and scaled cross-section drawings. Intensive recordation and extensive historical research completed during previous studies led CRM TECH to conclude that the project’s effects on CA-RIV-5202H had been adequately mitigated. While data recovery efforts at archaeological site CA-RIV-1356 resulted in the discovery that it represented the remains of a large prehistoric Native American village, most of the site was destroyed by construction of Domenigoni Parkway. Only a probable rock art site, considered to be significant by a Tribal representative from Pechanga Cultural Resources Department, remains near the eastern of TR 32100 in SPA 2019-017, with the remainder of the site having been mitigated by the Phase III Data Recovery program or destroyed by construction of Domenigoni Parkway.

In 2003, McKenna et al was contracted to provide a Phase I Cultural Assessment of 212 acres of land which included what is now Specific Plan Amendment No. 2019-017, as well as Tract No. 32102, which is not a part of SPA 2019-017; the 28 acres of Tentative Tract Map No. 37828 were not included in McKenna’s study. This was an update and required addendum to the 1800-acre Salt Creek Archaeological/Historical/Paleontological study conducted in 1980 by Scientific Resources Surveys, Inc. (SRS), for the Salt Creek Final EIR No.122, which involved the entirety of what is now SPA 2019-017. The Phase I study was required as part of the entitlement process for Tentative Tract Map No. 32100, Tentative Tract Map No. 32101, and Tentative Tract Map No. 32102. After an exhaustive examination of all reports and records, as well as an intensive pedestrian survey to field check sites claimed by Applied EarthWorks and CRM TECH to be significant under CEQA, McKenna came to the conclusion that there was no evidence the massive number of cultural resources first reported by Applied EarthWorks, Inc., and corroborated by CRM TECH, existed. In fact, at least with CA-RIV-1164 and CA-RIV-1356, what the firm found was much more consistent with what was reported in the earlier

studies, conducted from 1976 to 1993. In 2005, McKenna conducted an updated study and amended the 2003 report to include the results of CRM TECH's 2003 Phase II Testing and 2004 Phase III Data Recovery program. Based on an in-depth analysis of all available information, McKenna disagreed with the conclusions of Applied EarthWorks and CRM TECH that cultural resources located within the project area are "historical resources" as defined by CEQA. As such, the demolition of site areas or the removal of site components would not constitute adverse impacts. Protection of the reported rock art panel at CA-RIV-1356 would mitigate any impacts to the feature. Finally, since all sites within the project boundaries had been recorded and investigated to necessary levels, McKenna et al recommended that a grading monitoring program be completed to avoid impacts to resources that may not have been identified prior to completion of the 2005 study.

In 2005, the Riverside County Board of Supervisors, who had jurisdiction over the Specific Plan area at the time, approved Tentative Tract Map No. 32100, Tentative Tract Map No. 32101, and Tentative Tract Map No. 32102, accepting the findings of the 1980 SRS study included in the Salt Creek Final EIR No. 122 and of the required addendum to that study, the 2003 "Phase I Cultural Resources Survey of the Winchester 212 project Area" prepared by McKenna et al. The current Updated Phase I Cultural Resources Assessment did not include Tract No. 32102, but does include Tract No. 32100, and Tentative Tract Map No. 37671 (which was previously Tract No. 32101). According to the Final Conditions of Approval ("Pinks") issued by Riverside County, the results of the 2003 investigation determined that there were no significant cultural resources identified in the project area, although it was considered to have a moderate level of sensitivity for prehistoric cultural resources. Interestingly, despite the possibility that significant archaeological deposits may be uncovered during ground alteration activities, neither mitigation nor monitoring was required, at least in the initial findings.

After reviewing all existing reports and site records, as well as conducting a comprehensive field examination of the seven previously recorded archaeological sites within the current +127.3-acre project boundaries, Doctor Keller concurred with the findings of McKenna's 2003 and 2005 reports. Although the prehistoric sites remain significant as contributors to the archaeological district that encompasses much of the subject property, they would not individually be considered significant "historical resources" according to CEQA criteria. Much of CA-RIV-1164 has already been destroyed by development of an existing residential tract, the current development of Tract No 32102, Domenigoni Parkway, a borrow site in TR 32100, a power line, and numerous dirt roads/trails. A portion of this site will be maintained in a TR 32100 open space lot, as will the rock art panel of CA-RIV-1356. Further, according to current development plans provided by the project sponsor, much of CA-RIV-1164 will be preserved in open space, with the exception of four milling feature loci that will be destroyed during construction of the new Briggs Road alignment. The rock art panel recorded at CA-RIV-1356 will also be preserved in open space. The site discovered in TTM 38728 during the current study has been fully recorded, is not considered significant by CEQA standards, and therefore requires no further study. Current research determined that CA-RIV-6835 and CA-RIV-6836 would not be considered significant under CEQA criteria due to changed circumstances since 2002. Finally, the current SPA 2019-017 development plan indicates that CA-RIV-6835 will be preserved in open space, and there is a possibility that this will also be the case for CA-RIV-6836.

No additional investigation is recommended for the seven archaeological sites included in the current Updated Phase I Cultural Resources Assessment. It is recommended by Dr. Keller, however, in concurrence with McKenna's recommendation, that a comprehensive grading monitoring program be conducted for the +127.3 acres of Specific Plan Amendment No. 2019- 017 area. Both a professional Tribal Monitor from Pechanga Cultural Resources Department and a Riverside County/City of Menifee qualified archaeologist should actively monitor all ground disturbing activities, including grubbing, tree removal, vegetation clearance, trenching, excavation, bedrock removal, and grading. It is also recommended that should any cultural resources be discovered during the course of earthmoving

activities, said activities should be halted or diverted until a Tribal representative and the project Archaeologist can evaluate the resources, make a determination of their significance, and recommend appropriate treatment measures to mitigate impacts to the resources from the project, if found to be significant. Therefore, impacts to the archaeological resources identified in the Updated Phase I Cultural Resources Assessment will be less than significant.

For additional information on tribal cultural resources, which can be related to historic and archaeological resources, see impacts and mitigation discussed in Section 4.17, Tribal Cultural Resources.

(c) Human Remains. The PEIR did not address the disturbance of human remains. If human remains are discovered during grading or other ground disturbing activities associated with implementation of the Specific Plan Amendment, the project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Compliance with established health and safety regulations will reduce potential impacts to less than significant levels and no mitigation is required.

Cumulative Impacts

The PEIR did not analyze cumulative cultural resources impacts. *However, cumulative cultural resources impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant with incorporation of mitigation.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. As such, the project would not result in a substantial increase in development capacity such that new or more severe cultural resources impacts would occur. While there are no known historical or cultural resources in the Planning Area, mitigation has been incorporated in the unlikely event that potential cultural resources are discovered during ground-disturbing activities. The project would be required to incorporate mitigation requiring archaeological and Native American monitoring during all-ground disturbing activities. *Therefore, the cumulative cultural resources impact from the project would be less than significant.*

Conclusion

Impacts to historic and archaeological resources can be reduced to less than significant with implementation of a comprehensive grading monitoring program. Additionally, compliance with established health and safety regulations will reduce potential human remains impacts to less than significant levels. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

PEIR-CUL-1: Eleven distinct historical features have been identified on the project site. It is suggested that three of "Low" sensitivity (H#4, 5A, 6) simply be monitored by a historian while grading occurs; one (H#3) (historic rock wall) of "Medium" sensitivity be mapped, recorded and photo-graphed; and seven (H#1 (French adobe), 1A, 2 (Olive Green residence), 2A, 5, 7, 7A) classified with "High" sensitivity be tested prior to construction to verify or negate the possibility of subsurface amenities within these clusters. Testing would be accomplished by a backhoe program. Areas devoid of subsurface amenities would then be cleared of mitigation. Areas with subsurface resources could be preserved by salvaging or by changes in site design.

PEIR-CUL-2: As noted in Table IV, List of Resources by Planning Areas and Sensitivity, the sensitivity of sites RIV-1164 and RIV-1165 is considered "Medium". The Native American Observer, Mr. Vince Ibanez, has agreed that mapping, photographing and recording the bedrock milling slicks is sufficient mitigation of RIV-1164 and RIV-1165.

4.6 – Energy

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Yes	Less than Significant Impact	No	No	No
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency??	No	Not Examined	No	No	No

Proposed project in relation to PEIR

(a) Energy Consumption. The PEIR determined that development of the Specific Plan would create increased demand for electrical energy and natural gas. The PEIR found that the Specific Plan would have an estimated cumulative total of 7,854 dwelling units in the Planning Area, resulting in approximately 39,847,415 kwh/year and approximately 4,194,030 cubic feet per month of natural gas for residential uses. It was noted that Southern California Edison (SCE) indicated that it is able to provide electric utility service to the Planning Area in accordance with Company policies and extension rules, which are filed with the California public Utilities Commission. It was also noted that the Gas Company indicated that gas service could be provided to the Specific Plan area from an existing main without any significant impacts, and natural gas service would be provided in accordance with Company policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made. Finally, the PEIR provided recommendations for energy conservation in building design. *Therefore, the PEIR determined that because the applicant would cooperate with SCE and the Gas Company to assure that adequate electricity and natural gas facilities are provided, impacts would be less than significant.*

Energy demand from the project would result from delivery, employee, and visitor vehicle/truck trips to and from the project site. Energy that would be consumed by project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the project site. Operational use of energy would include heating, cooling, and ventilation of buildings; operation of electrical systems, security functions, use of on-site equipment and appliances; and indoor, outdoor, perimeter, and parking lot lighting. The project is a part of the planned development under the Menifee Village Specific Plan and proposes less development than evaluated within the PEIR. Therefore, there are sufficient planned electricity supplies in the region for the estimated net increase in electricity demands, and buildout under the project would not require expanded electricity supplies. In addition, there are sufficient planned natural gas supplies in the region for the estimated net increase in natural gas demands, and buildout under the project would not require expanded natural gas supplies. Additionally, the project would be required to include verification demonstrating compliance

with the applicable Building and Energy Efficiency Standards and are required to be reviewed. The project would also be required to adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Even though the project would increase the consumption of electricity and natural gas resources, the project would not increase demand such that SoCalGas and SCE would need to plan for new regional electricity or natural gas facilities, the construction of which could cause significant environmental effects. *Therefore; this potential impact would be considered less than significant.*

(b) Conflict with Local Plan. The PEIR did not analyze the Specific Plan in terms of conflicts with a state or local plan for renewable energy or energy efficiency.

The project will be required to show verification demonstrating compliance with applicable Building and Energy Efficiency Standards and is also required to be reviewed prior to approval of building permits. The City was a participant in the Sub-Regional Climate Action Plan for the Western Riverside Council of Governments (WRCOG) which has energy conservation strategies and has its own municipally owned utilities. The project would also be required to adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency, water conservation, material conservation, and internal air contaminants. *Therefore, the project is consistent with GHG management plans, and impacts are less than significant.*

Cumulative Impacts

Neither the PEIR nor the Environmental Impact Report prepared for the City of Menifee 2013 General Plan analyzed cumulative energy impacts.

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe energy impacts would occur. Furthermore, modern buildings require less energy than those evaluated in the 1981 EIR, and energy use from future projects under the Specific Plan Amendment would be far more energy efficient than at the time the PEIR was approved. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in an increase in energy use. *Therefore, the cumulative energy impact from the project would be less than significant.*

Conclusion

The project would not result in a wasteful use of energy or conflict with energy plans. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.7 – Geology and Soils

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Yes	Less than Significant Impact	No	No	No
ii) Strong seismic ground shaking?	Yes	Less than Significant Impact	No	No	No
iii) Seismic-related ground failure, including liquefaction?	Yes	Less than Significant Impact	No	No	No
iv) Landslides?	Yes	Less than Significant Impact	No	No	No
b) Result in substantial soil erosion or the loss of topsoil?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	Yes	Less than Significant Impact	No	No	No
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?	No	Not Examined	No	No	No
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Yes	Less than Significant with Mitigation Incorporated	No	No	No

An *Infiltration Feasibility Report* was prepared for the project by Earth Strata Geotechnical Services, Inc. (see Appendix F). The information in this section was taken from the *Infiltration Feasibility Report*.

Proposed project in relation to PEIR

(a) Faults and Seismic Shaking. The PEIR noted that given the history of the Whittier-Elsinore, San Jacinto, and San Andreas faults, and the location of the Specific Plan area, it is reasonable to assume that during a 50-year span, a structure in the Specific Plan area would be subjected to an earthquake of at least a Richter magnitude of 6.0. Such an earthquake could produce earthquake intensities of up to VIII (Modified Mercalli) in the Specific Plan area and surrounding portions of Riverside County. It was noted that horizontal accelerations induced by an earthquake could affect structures and/or earth embankments. However, the degree of shaking expected would depend mainly on: 1) distance to the epicenter from property; 2) the magnitude of the earthquake; and 3) the method of faulting. Other earthquake effects which would be expected over many portions of southern California include lurching and/or localized ground cracking. The PEIR noted that the intensity of ground shaking that may affect the Specific Plan area would be best absorbed by recently constructed, wood-framed structures. As no shallow ground-water exists in the Specific Plan area, no liquefaction was anticipated; however, it was noted that if shallow groundwater develops, the soils in the Specific Plan area may be subject to liquefaction. The geotechnical report that was prepared for the PEIR provided recommendations for potential soils and geologic problems. It was required that the Specific Plan be built to adhere to the seismic reinforcement design, in accordance with the Uniform Building Code, to minimize structural damage and to prevent structural failures. *Therefore, with implementation of these recommendations, the PEIR determined that impacts from faults and seismic shaking on the Specific Plan would be less than significant.*

The project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the project. Detailed design-level geotechnical studies and building plans pursuant to the California Building Standards Code are required prior to approval of construction. As a mandatory condition of project approval, projects would be required to construct the proposed structures in accordance with the California Building Code (CBC). Detailed design-level geotechnical studies and building plans pursuant to the California Building

Standards Code are also required prior to approval of construction. The City's Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. *Therefore, compliance with the CBC as verified by the City's review process, would reduce impacts related to strong seismic ground shaking to less than significant levels.*

(b) Erosion. As described in the PEIR, the principal landform-related environmental impact of the Menifee Village Specific Plan was anticipated to be associated with grading necessary to prepare the Specific Plan area for construction, and to accommodate flood control facilities. The PEIR noted that the required landform modifications would involve a certain amount of cut and fill, with quantities to be balanced on-site. Though no final grading plan had been prepared at the time the PEIR was prepared, it was anticipated that cuts would occur in areas to be developed for flood control (flood control channels, golf fairways, depressed greenbelt swales, and lagoon area). As the majority of the Specific Plan area is already flat, it was anticipated that fill would occur only to elevate building pads and to provide adequate street grades for surface drainage. It was determined that minimal grading would be required to accommodate building pads and the proposed local street system in the low-density residential areas proposed for the hills located along the northern and easternmost boundaries of the Specific Plan area. It was determined that grading would also result in exposed ground surfaces which are free of vegetation, creating the potential for erosion caused by surface runoff, and uncontrolled erosion would increase the amount of sediment ultimately transported off-site. The PEIR determined that the grading plan for the Specific Plan would preserve major topographic features within the Specific Plan area, notably along the northern and eastern boundaries of the area. Development within these areas would be limited to low-density residential use and would be built to compliment the surrounding environment. It was noted that grading would conform as much as possible to the natural landform, the transition between manufactured and natural slopes would be softened by blending the slopes to create a natural transition in the landform, and access in hillside areas would be designed to emphasize utilizing natural paths. Finally, the PEIR determined that all grading would be performed in conformance with County of Riverside Ordinance #546 (Hillside Development Standards). *Therefore, with adherence to existing regulations, the PEIR determined that impacts related to erosion would be less than significant.*

The project represents the final phase of development of the Specific Plan area. Reduction of the erosion potential would be accomplished through implementation of a Storm Water Pollution Prevention Plan (SWPPP), which specifies Best Management Practices for temporary erosion controls. Such measures typically include temporary catch basins and/or sandbagging to control runoff and contain sediment transport within the project site. The SWPPP is required for plan check and approval by the City's Building and Safety Department, prior to provision of permits for construction, and would include construction BMPs. *Therefore, with adherence to existing regulations, this potential impact would be considered less than significant.*

(c) Unstable Geologic Unit. As described in the PEIR, the Specific Plan area is covered by topsoil consisting of generally medium to dark brown, sandy and clayey silt and alluvial soils underlie the majority of the area. *With adherence to the recommendations of the geotechnical report and the Uniform Building Code, the PEIR determined that impacts related to an unstable geologic unit would be less than significant.*

The Planning Area is relatively flat and there are no slopes in the area that are susceptible to lateral spreading. Soils in the project area have been mapped as consisting primarily of well-drained, medium to dark brown, sandy and clayey silt and alluvial soils. Alluvial soils are not expansive and compact well for construction. The Riverside County Parcel Report for the Planning Area indicates that the area has

a “low” potential for liquefaction. Alluvial soils have a low potential for collapse and there are no mining activities occurring within or near the Specific Plan area. Detailed design-level geotechnical studies and building plans pursuant to the California Building Standards Code are required prior to approval of construction projects. Compliance with the recommendations of the site specific geotechnical study for soils conditions is a standard practice and would be required by the City Building and Safety Department. Compliance with the requirements of the California Building Standards Code as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process. *Therefore, regulatory compliance would reduce potential for the above described seismic issues to a less than significant level.*

(d) Expansive Soils. As described in the PEIR, alluvial soils and residual soils in the Specific Plan area are relatively low in expansion character, and it was not anticipated that development of the Specific Plan would require unusual foundation design measures. It was noted that the alluvium in the main valley is relatively deep, and it was anticipated that it would be compressible under the wight of fill. *With adherence to the recommendations of the geotechnical report, it was determined in the PEIR that impacts related to expansive soils would be less than significant.*

The project site is generally underlain by Ramona sandy loam soil which is generally not considered to be expansive. In addition, detailed design-level geotechnical studies and building plans pursuant to the California Building Standards Code are required prior to approval of construction. Therefore, impacts related to expansive soils will be less than significant.

(e) Septic Systems. The PEIR did not analyze impacts related to septic systems.

The proposed Specific Plan Amendment does not approve the use of septic tanks or alternative waste water disposal systems. *Therefore, impacts will not occur.*

(f) Paleontological Resources. The PEIR noted that a record search showed no known paleontological resources within the Specific Plan area, and because the possibility of fossils being present within the Specific Plan area is considered “Very Low”, it was determined that the services of a paleontologist were not required. However, the PEIR determined **Mitigation Measure PEIR-GEO-1** is required in the unlikely case that fossil remains are encountered during grading operations. This measure requires fossils to be flagged off and equipment directed to another area, and requires a paleontological consultant or staff member of a paleontological institution such as the Natural History Museum of Los Angeles County or the University of California, Riverside to be notified to assess the find and to suggest mitigations. *Therefore, with incorporation of **Mitigation Measure PEIR-GEO-1**, the PEIR determined that impacts to paleontological resources would be less than significant.*

Future development under the proposed Specific Plan Amendment would be developed on land that has been highly disturbed by past agricultural activities. The Specific Plan area is not considered to contain paleontological resources and because the project site has been highly disturbed be past agricultural activities. Nevertheless, future development under the proposed Specific Plan Amendment would be required to incorporate **Mitigation Measure PEIR-GEO-1**, as described above. *Therefore, with incorporation of **Mitigation Measure PEIR-GEO-1**, impacts from the project would also be less than significant.*

Cumulative Impacts

The PEIR did not analyze cumulative geology and soils impacts. *However, cumulative geology and soils impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental*

Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant with incorporation of mitigation.

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe geology and soils impacts would occur. While there are no known paleontological resources in the Planning Area, mitigation has been incorporated in the unlikely event that potential paleontological resources are discovered during ground-disturbing activities. Future development projects under the proposed Specific Plan Amendments would be required to implement the recommendations of a geotechnical investigation and comply with the seismic design guidelines of the California Building Code. *Therefore, the cumulative geology and soils impact from the project would be less than significant with adherence to existing regulations and incorporation of mitigation.*

Conclusion

The project would either have no impacts or less than significant impacts related to geologic and soil constraints with implementation of standard grading, dust control, and erosion control measures and adhering to existing regulatory compliance. There are no known paleontological resources or unique geologic features within the Specific Plan area, and potential impacts to paleontological resources would be less than significant. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

PEIR-GEO-1: If fossil remains are encountered during grading operations, the area should be flagged off and equipment directed to another area of the project. A paleontological consultant or a staff member of a paleontological institution such as the Natural History Museum of Los Angeles County or the University of California, Riverside should be notified to assess the find and to suggest mitigations.

4.8 – Greenhouse Gas Emissions

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Yes	Less than Significant Impact	No	No	No
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Yes	Less than Significant Impact	No	No	No

A *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum* was prepared for the project by RK Engineering, Inc. (see Appendix B). The information in this section was taken from the *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum*.

Proposed project in relation to PEIR

(a) Greenhouse Gas Emissions. The PEIR did not analyze greenhouse gas emissions, but instead analyzed the impacts of the Specific Plan on the climate. The PEIR noted that although it was possible that the Specific Plan would influence micrometeorological conditions on and around the Specific Plan area, it was anticipated that these alterations would be minor. Therefore, the PEIR determined that development of the Specific Plan was not expected to affect climate in the vicinity of the Specific Plan.

The project represents the final phase in development of the Menifee Village Specific Plan. As described in the project Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum, mobile source emissions are the primary source of air quality and GHG emissions generated from the operation of commercial and residential land use projects, such as the ones proposed by the project. Mobile emissions are also directly correlated to the amount of trips generated by a project, and since the trip generation for the project has decreased, it is accurate to conclude that the project will also result in fewer mobile source emissions. Hence, it can be concluded, without the need for detailed emissions modeling, that air quality and GHG impacts from the project will be less impactful than the land uses that are currently allowed within the Specific Plan area. No new or increased greenhouse gas impacts would occur as a result of the project. Furthermore, the project will be installing single family and condominium units that are now subject to the renewable energy requirements in the 2019 California Energy Code, which mandate all new homes be equipped with solar panels or other sources of renewable energy. As such, the project's energy usage (and associated GHG emissions) will be substantially lowered based on today's standards and energy mandates. Impacts will be less than significant.

(b) Conflict with applicable plans. The PEIR did not analyze greenhouse gas emissions, but instead analyzed the impacts of the Specific Plan on the climate. The PEIR noted that although it was possible that the Specific Plan would influence micrometeorological conditions on and around the Specific Plan area, it was anticipated that these alterations would be minor. Therefore, the PEIR determined that development of the Specific Plan was not expected to affect climate in the vicinity of the Specific Plan.

The project will be required to show verification demonstrating compliance with applicable Building and Energy Efficiency Standards and will also be required to be reviewed prior to approval of building permits. The City was a participant in the Sub-Regional Climate Action Plan for the Western Riverside Council of Governments (WRCOG) which has energy conservation strategies and has its own municipally owned utilities. The project would also be required to adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency, water conservation, and material conservation, all of which will contribute to reduced GHG emissions from the project. Therefore, the project is consistent with GHG plans, and its impacts are less than significant.

Cumulative Impacts

The PEIR did not analyze cumulative greenhouse gas emissions impacts. *However, cumulative greenhouse gas emissions impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units, which is expected to lower the overall rate of trips per dwelling unit in alignment with the goals of improving VMT efficiency under CEQA and reduce GHG. As such, the project would not result in a substantial increase in development capacity such that new or more severe greenhouse gas emissions impacts would occur. Furthermore, modern vehicles and buildings emit lower levels of pollution than those evaluated in the 1981 EIR. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in an increase in the rate or length of vehicle trips or energy use. *Therefore, the cumulative greenhouse gas emissions impact from the project would be less than significant.*

Conclusion

The project is less intense than that examined in the PEIR, and the project would not have significant GHG impacts. This conclusion is consistent with that of the PEIR, which determined there would be a less than significant impact to the climate. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts related to greenhouse gas emissions. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.9 – Hazards and Hazardous Materials

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No	Not Examined	No	No	No
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?	No	Not Examined	No	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	Not Examined	No	No	No
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?	No	Not Examined	No	No	No
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or	No	Not Examined	No	No	No

working in the project area?					
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No	Not Examined	No	No	No
h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No	Not Examined	No	No	No

A *Phase I Environmental Site Assessment* was prepared for the project by Earth Strata Geotechnical Services, Inc. (see Appendix G). The information in this section was taken from the *Phase I Environmental Site Assessment*.

Proposed project in relation to PEIR

(a) Transport, Use or Disposal of Hazardous Materials. The PEIR did not analyze impacts related to the routine transport, use, or disposal of hazardous materials.

The project represents the final phase of development of the Menifee Village Specific Plan and would consist of residential and commercial uses. During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include, but is not limited to, fuels and lubricants for construction machinery, coating materials, and other building materials. Federal, state, and local regulations associated with construction sites and use of associated hazardous materials include routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up. These uniformly applicable standards would be sufficient to reduce potential impacts to a less than significant level. The project would construct residential subdivisions. Residential uses are not anticipated to include the routine use, storage, and disposal of hazardous materials and wastes. *Therefore, while some hazardous substances (e.g., cleaning solvents) may be generated, stored, transported, used, or disposed of in association with the commercial land use, existing federal, state, and local regulations and oversight would reduce the potential impact to a less than significant level.*

(b) Reasonably Foreseeable Upset and Accident Conditions. The PEIR did not analyze impacts related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The project would not include demolition of any existing buildings or structures that could possibly contain asbestos or lead. Therefore, the project would not create a significant hazard to the public or to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, nor would the project emit hazardous emissions or handle hazardous materials. *Therefore, mandatory federal, state, and local regulations would reduce the risk to the public or environment from upset and accident conditions to a less than significant level.*

(c) Proximity to Schools. The PEIR did not analyze impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Freedom Crest Elementary School and Callie Kirkpatrick Elementary School are located within one-quarter mile of the project area. As stated in section IX.a above, construction activities resulting from the project may involve the transport, use, and disposal of hazardous waste materials. Construction activities are subject to uniformly applicable standards set forth by federal, state, and local agencies. Operational activities resulting from the proposed residential uses would not emit any hazardous emissions or result in the handling of hazardous or acutely hazardous materials, substances, or waste. *Therefore, potential project impacts from emitting hazardous emissions, handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of existing or proposed schools would be less than significant.*

(d) Government Code Section 65962. The PEIR did not analyze impacts related to Government Code Section 65962.

The project is not located on a site listed on the state Cortese List, a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses. Based upon review of the Cortese List, the project site is not:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC)(Cortese List),
- listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),
- listed as a hazardous solid waste disposal site by the SWRCB,
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB, or developed with a hazardous waste facility subject to corrective action by the DTSC.

Based on the findings provided in the list above, the project would result in a less than significant impact.

(e) Airport Land Use Plan. The PEIR did not analyze impacts related to airport hazards.

There are no public airports or private airstrips within two miles of the project site. The nearest airport is the Perris Valley Airport, which is more than six miles to the northwest of the project area. *Therefore, no impacts related to airport hazards would occur.*

(g) Emergency Plans. The PEIR did not analyze impacts related to impairment or physical interference with an adopted emergency response plan or emergency evacuation plan.

Pursuant to state Fire and Building Codes, sufficient space would have to be provided around the proposed residential structures for emergency personnel and equipment access and emergency evacuation. All project elements, including landscaping, would be sited with sufficient clearance from proposed structures so as not to interfere with emergency access to and evacuation from structures. The project includes extension of Briggs Road from Old Newport Road to Simpson Road. The project is required to comply with the California Fire Code as adopted by the Menifee Municipal Code. Internal roads within the proposed residential subdivisions would allow emergency access and evacuation from the site, and would be constructed per California Fire Code specifications. The project would provide adequate maneuvering space for emergency response vehicles (e.g., fire trucks). *Therefore, the project*

would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan and impacts would be less than significant.

(h) Wildfire Risks. The PEIR did not analyze impacts related to wildfire risks.

According to the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE), the northern portion of the Specific Plan area is designated as a Very High Fire Hazard Severity Zone in a Local Responsibility Area (LRA). The proposed residential subdivisions would be designed to meet state and local requirements for sufficient spacing between structures and clearance of brush. In addition, sufficient space would have to be provided around the proposed residential structures for emergency personnel and equipment access and emergency evacuation. There will be multiple points of ingress and egress for the proposed residential subdivisions. *Therefore, impacts related to wildfire would be less than significant.*

Cumulative Impacts

The PEIR did not analyze cumulative hazards and hazardous materials impacts. *However, cumulative hazards and hazardous materials impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe hazards and hazardous materials impacts would occur. Furthermore, the proposed Specific Plan Amendment does not permit any land uses that utilize, store, or produce hazardous materials. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in increased hazards in the Planning Area. *Therefore, the cumulative hazards and hazardous materials impact from the project would be less than significant.*

Conclusion

As outlined above, the project has no impact or less than significant impacts related to hazards, hazardous materials, or wildfires. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.10 – Hydrology and Water Quality

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water supply?	Yes	Less than Significant Impact	No	No	No
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Yes	Less than Significant Impact	No	No	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	Yes	Less than Significant Impact	No	No	No
i) result in substantial erosion or siltation on- or off-site;	Yes	Less than Significant Impact	No	No	No
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Yes	Less than Significant Impact	No	No	No
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	Yes	Less than Significant Impact	No	No	No

iv) impede or redirect flood flows?	Yes	Less than Significant Impact	No	No	No
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Yes	Less than Significant Impact	No	No	No
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No	Not Examined	No	No	No

Proposed project in relation to PEIR

(a) Violate Water Quality Standards or Degrade the Water Supply. The PEIR determined that runoff in the Specific Plan area would increase by 10-15 percent as a result of development of the Specific Plan. However, it was determined that drainage patterns would not be significantly altered, but the quantity, velocity, and composition of runoff would be altered by grading of site surfaces; by construction of impervious streets, roofs, and parking facilities; and irrigation and landscaped areas. The PEIR anticipated that runoff entering the storm drain system would contain minor amounts of pollutants typical of urban use, including oil and rubber residues, fertilizers, pesticides, detergents, hydrocarbon particles, and other debris. It was determined that the increase in runoff would not impact any adjacent property, as the Specific Plan area is located downstream of all runoff emptying into either Salt Creek or its tributary wash. *Therefore, the PEIR determined that impacts to water quality or degradation of the water supply would be less than significant.*

The project represents the final phase of development of the Menifee Village Specific Plan, and would result in similar development potential to that was analyzed under the PEIR. A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or if the project would cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for a receiving water body. For the purpose of this issue, a significant impact could occur if the project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to reduce construction and post-construction water quality impacts. A project-specific WQMP will be prepared for project site to address water quality impacts from operational activities. The WQMP will be prepared consistent with the requirements contained in the *Riverside County Water Quality Management Plan for the Santa Ana River Region* or other requirements as established by the RWQCB (Santa Ana Region). Implementation responsibilities for the measures contained in the project-specific WQMP must be clearly detailed. *Therefore, implementation of these measures will ensure that the project complies with federal, state, and local regulatory requirements and would reduce water quality impacts to less than significant levels.*

A discussion of the project's construction and operation water quality impacts is provided below.

Construction Impacts

Three general sources of potential short-term, construction-related stormwater pollution associated with the project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth-moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment. The project would disturb approximately 106 acres of land and would be subject to NPDES permit requirements during construction activities. Pursuant to the Menifee Municipal Code Sec. 15.01.015, new development or redevelopment projects shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The project applicant is also required to prepare an SWPPP designed to reduce construction-related stormwater pollution to the maximum extent practicable. *Therefore, implementation of the project SWPPP will ensure that construction-related water quality impacts are less than significant.*

Operational Impacts

Construction of the project would permanently increase impervious area on the project site. The project would be subject to post-construction Best Management Practices (BMPs) to address increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. Common post-construction BMPs include filtering stormwater through vegetated areas prior to discharging into the City's storm drain system. The proposed residential uses would not generate hazardous wastewater that would require any special waste discharge permits.

The Preliminary Water Quality Management Plan (PWQMP) outlines site design BMPs, source control BMPs, and treatment control BMPs to protect water quality. Site design BMPs include directing primary flow to biofiltration basins prior to discharge in offsite storm drains, preserving the existing secondary drainage pattern (which flows in a northeasterly direction), and minimizing impervious area to the extent feasible and replacing with planting/landscaping. Source control BMPs include the following: providing integrated pest management (IPM) information to new owners, lessees, and operators; installing grease interceptors for drains located within food service operations; designing site drainage to flow away from trash enclosures and minimize runoff from trash enclosures; and sweeping plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris and to prevent trash entry into the storm drain system. Treatment control BMPs include removing pollutants of concern via bioretention basins. Bioretention basins would be highly effective at removing the following pollutants of concern: bacterial indicators, metals, nutrients, pesticides, toxic organic compounds (solvents and petroleum hydrocarbons), and sediments. *Therefore, with implementation of a combination of site design BMPs, source control BMPs, and treatment control BMPs, water quality impacts related to operation of the project would be less than significant.*

(b) Groundwater Supplies. The PEIR notes that groundwater in the Specific Plan area exists at depths from 20 to 141 feet, with shallow groundwater appearing in perched water tables which are most likely seasonal, varying with the amount of precipitation runoff in the Salt Creek Channel and with the amount of irrigation taking place in the Specific Plan area. The PEIR found that groundwater recharge may be somewhat reduced by development of the Specific Plan; however, it was determined that this effect would be compensated for by irrigation of the golf course and extensive greenbelt areas. In addition, it was determined that a certified limnologist would be retained to work in conjunction with geologists to determine if a potential soil saturation problem existed in the vicinity of the (then) proposed Lake/lagoon. It was noted that the limnologist would be consulted regarding appropriate measures that should be taken to ensure ground-water quality would not be affected during construction and operation of the lake/lagoon. *With these measures the PEIR determined that impacts to groundwater would be less than significant.*

If the project removes an existing groundwater recharge area or substantially reduces runoff that results in groundwater recharge such that existing wells would no longer be able to operate, a potentially significant impact could occur. Impacts to groundwater could also occur if the project substantially depletes groundwater supplies. However, project-related grading would not reach groundwater depths and no disturbance of groundwater is anticipated. The project would increase impervious surface coverage in the area, thereby reducing the total amount of infiltration. However, infiltration of irrigation water through soil and water from runoff through soft-bottom channels would ensure continued groundwater recharge in Menifee as impervious surfaces increase. The Specific Plan area is not utilized for groundwater recharge and will include landscaped areas that would serve as infiltration. Because this project area is not managed for groundwater supplies and the project would provide landscaped areas for continued infiltration, this change in infiltration would not have a significant effect on groundwater table level. *Therefore, impacts would be less than significant.*

(c.i-c.iv) Alter Drainage Patterns. The PEIR found that the northern portion of the Specific Plan area was traversed by a portion of Salt Creek, an ephemeral stream which drains most of the low-lying areas west and southwest of Hemet. The PEIR noted that the drainage crossing under Interstate 15-E (now Interstate 215) would eliminate the prior flood threat on Salt Creek Channel, and that other measures not related to the Specific Plan would mitigate the major flood control problems that would otherwise endanger the Specific Plan area. It was also noted that the greenbelt swale south of Newport Road and the lake/lagoon were intended to retard and control major flows would eliminate flood hazards on the portion of the Specific Plan area lying to the south of Newport Road. The PEIR found that other runoff entering the Specific Plan area from adjacent sloping areas to the north and east would be contained in a proposed network of internal streets and underground storm drains where necessary and flows would be carried to either Salt Creek or its tributaries. It was noted that a flood control channel would be incorporated in the golf course and other runoff would be collected into the network of streets and underground storm drains, and that the lake would contain major runoff coming from the south and southeast. The PEIR found that erosion control devices would be utilized in hillside development areas to mitigate the effect of increase runoff at points of discharge. The PEIR noted that all flood control and drainage systems and facilities would be constructed to County of Riverside standards and would mitigate or eliminate on-site drainage impacts. The PEIR noted that the Specific Plan applicant would work in conjunction with Riverside County Flood Control and Water Conservation District to ensure that the construction and operation of the golf course would be compatible with the design and function of Salt Creek Flood Control Channel. A certified biologist would be retained to advise regarding the lake/lagoon design and construction in order to ensure water quality in the lake meets all applicable standards. In addition, a water quality maintenance program would be implemented to mitigate the impact of urban runoff on surface water quality over the long term, and the program would provide recommendations for street cleaning and prevention of pollutant generation. *With these measures the PEIR determined that impacts related to drainage would be less than significant.*

Development of the project will affect the drainage system and would result in greater areas of impervious surfaces (such as streets, sidewalks and parking lots) in the Specific Plan area. Instead of absorbing into the ground, water on impervious surfaces runs-off and drains into the local drainage system, potentially increasing the amount of storm water runoff. Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation, substantial flooding, provide substantial additional sources of polluted runoff, or impede or redirect flood flows. The project would include stormwater and drainage improvements that would direct stormwater into the municipal stormwater collection system. project roadways would include a series of stormwater conveyance pipes and proposed residential developments would include stormwater drainage that would direct stormwater into the stormwater conveyance system beneath the roadways. Therefore, the drainage pattern would not be substantially altered in a manner that could cause increases in erosion off-site. Erosion and siltation reduction

measures would be included in the project design and implemented during construction. At the completion of construction, the project would consist of impervious surfaces and would therefore not be prone to substantial erosion. The project will not alter the Salt Creek Channel; thus, the project would not alter any stream course. Impacts related to erosion and siltation would be less than significant. The Salt Creek Flood Control Channel and its tributaries can effectively control flood hazards in the area. The project will include drainage facilities that will be designed and constructed with sufficient capacity to safely convey additional stormwater flows and thereby ensure that no habitable structure will be placed within a 100-year floodplain as shown on the FEMA Insurance Rate Maps. Therefore, impacts related to flooding will be less than significant. Development of the project would increase the net area of impermeable surfaces on the site; therefore, increased discharges to the City's existing storm drain system would likely occur. Stormwater would be collected in storm drains and conveyed to the City's storm drainage system. Permits to connect to the existing storm drainage system would be obtained prior to construction. All drainage plans are subject to City review and approval. Therefore, the increase in discharges would not impact local storm drain capacity. The project is not an industrial use and therefore would not result in substantial pollutant loading such that treatment control BMPs would be required to protect downstream water quality. Impacts related to polluted runoff would be less than significant. Development of additional residential uses in the Specific Plan area must comply with existing programs aimed to reduce flooding hazards. These programs include: 1) participation in the National Flood Insurance Program; 2) coordination with the RCFCWCD to ensure maintenance of flood control channels and completion of necessary repairs to RCFCWCD-owned facilities on an as-needed basis; and 3) maintenance of emergency procedures in accordance with Section 8589.5 of the California Government Code. *With these measures project impacts related to impediment or redirection of flood flows would be less than significant.*

(d) Other Water-Related Risks or Pollution. Impacts related to flood hazards are discussed in response c.i-c.iv above and were determined in the PEIR to be less than significant. The PEIR did not analyze impacts related to tsunami, seiche zones, or risk of release of pollutants due to project inundation.

The city of Menifee is not exposed to tsunami hazards due to its inland location, and there are no reservoirs are waterbodies located in the vicinity of the project that could result in seiche. The project site is located in the dam inundation zone of the Diamond Valley Lake. There are three dams that make up Diamond Valley Lake – East Dam, West Dam, and Saddle Dam. Failure of any of these dams would cause the project area to be inundated, and there is a high hazard potential given the extent of development in this area (Menifee, 2010). Diamond Valley lake is the largest reservoir in southern California, with a capacity of 800,000 acre feet of water. The most likely cause for dam failure is a large earthquake occurring on one of the nearby active faults, such as the San Jacinto fault zone. According to the City of Menifee General Plan DEIR (page 5.9-23), "at capacity fill, the three dams that impound the reservoir were each designed to withstand an earthquake of 7.5 magnitude along the San Jacinto Fault or an earthquake of 8.0 magnitude along the San Andreas Fault"(Menifee, 2013a). In addition, the "Metropolitan Water District of Southern California carries out continuous automated monitoring of the dams and their foundations for deformation due to the weight of the dams, water pressure, and the effects of wetting of dam materials. The design and construction of the dams for earthquake resistance, in combination with monitoring of the dams, reduce risks of dam failure due to earthquakes." *Therefore, impacts related to dam inundation will be less than significant.*

(e) Conflict with Water Quality or Groundwater Management Plans. The PEIR did not analyze impacts related to conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

The Regional Board's Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan (i) designates beneficial uses for surface and ground waters, (ii) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy, and (iii) describes implementation programs to protect all waters in the region. Development allowed by the project would be required to adhere to requirements of the water quality control plan, including all existing regulation and permitting requirements. This would include the incorporation of best management practices (BMPs) to protect water quality during construction and operational periods. Development of the project would also be subject to all existing water quality regulations and programs, including all applicable construction permits. Existing General Plan policies related to water quality would also be applicable to the project. General Plan Conservation Element, Objectives 7.1 and 7.2 and their associated policies would limit potential water quality impacts to surface water and groundwater resources. General Plan Policy 7.2.2 requires all projects to comply with the discharge permit requirements of the Regional Water Quality Control Board. *Therefore, implementation of these policies, in conjunction with compliance with existing regulatory programs, would ensure that water quality impacts related to the project would be less than significant.*

Cumulative Impacts

The PEIR did not analyze cumulative hydrology and water quality impacts. *However, cumulative hydrology and water quality impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe hydrology and water quality impacts would occur. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in significant hydrology and water quality impacts. *Therefore, the cumulative greenhouse gas emissions impact from the project would be less than significant.*

Conclusion

The PEIR concludes that development of the Menifee Village Specific Plan, including the project site, would not have significant impacts on hydrology, water quality, and other water-related resources and constraints, and no mitigation was recommended. With regulatory compliance, the preceding sections have demonstrated the project would also not have any significant water-related impacts. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.11 – Land Use and Planning

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Physically divide an established community?	No	Not Examined	No	No	No
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Divide an Established Community. The PEIR did not analyze whether the Specific Plan would physically divide an established community.

The project represents the final phase of development of the Menifee Village Specific Plan. The project site consists of approximately 106 acres of undeveloped land that is adjacent to existing development, roadway features, and open space. Extension of Briggs Road from Old Newport Road to Simpson Road will help connect existing neighborhoods north and south of the project site. In addition, the project has no components that would divide an established community (such as a new freeway through an established neighborhood). *Therefore, the project will have no impact.*

(b) Conflict with Applicable Plans. The PEIR determined that implementation of the Specific Plan would require a General Plan Amendment to allow the uses as outlined in the Specific Plan. However, as the Specific Plan area possessed Predominantly light Urban and Predominantly Heavy Urban designations, the Specific Plan generally conformed with the intent of those designations in that the Specific Plan offered urban uses. *Therefore, the PEIR determined that impacts would be less than significant.*

The project represents the final phase of development of the Menifee Village Specific Plan. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that unplanned population growth would occur. The project is consistent with the growth limits evaluated in the PEIR and the General Plan EIR and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project is also consistent with the permitted land uses in the Specific Plan. *Therefore, impacts related to land use plans are less than significant.*

Cumulative Impacts

The PEIR did not analyze cumulative land use and planning impacts. *However, cumulative land use and planning impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe land use and planning impacts would occur. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in significant land use and planning impacts. *Therefore, the cumulative greenhouse gas emissions impact from the project would be less than significant.*

Conclusion

The project is consistent with the Specific Plan evaluated in the PEIR, and includes slightly less development potential than was analyzed in the PEIR. Therefore, impacts related to land use plans are less than significant. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.12 – Mineral Resources

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Designated Mineral Resources. The PEIR did not analyze impacts related to mineral resources. The California Department of Conservation Mineral Lands Classification map for the Specific Plan area shows the area is located within a mineral resource zone area classified as MRZ-1. Areas classified as MRZ-1 are defined as areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. The Specific Plan area was historically used for agriculture prior to development and there are no known mineral resources in the immediate vicinity. There are no mining operations in the Specific Plan area, and implementation of the project would not result in the loss of known mineral resources.

(b) Local Mineral Designations. The Specific Plan area was historically used for agriculture prior to development and there are no known mineral resource recovery sites in the immediate vicinity. As such, the project site is not delineated on a local general plan, specific plan or other land use plan as a locally important mineral resource recovery site. There is no impact.

Cumulative Impacts

The PEIR did not analyze cumulative mineral resources impacts. *However, cumulative mineral resources impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. As such, the project would not result in impacts to mineral resources or mineral resource sites. *Therefore, the cumulative mineral resources impact from the project would be less than significant.*

Conclusion

The Specific Plan area does not contain identified mineral resources either at a state level or local level that can be reasonably extracted given existing onsite and surrounding land uses. Therefore, there would be no impacts regarding mineral resources. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.13 – Noise

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Yes	Less than Significant Impact	No	No	No
b) Generation of excessive groundborne vibration or groundborne noise levels?	Yes	Less than Significant Impact	No	No	No
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Yes	Less than Significant Impact	No	No	No

A *Noise Impact Study* was prepared for the project by Bryan Estrada, AICP, and Darshan Shivaiah, M.S., of RK Engineering Group, Inc. (see Appendix H). The information in this section was taken from the *Noise Impact Study*.

Proposed project in relation to PEIR

(a) Noise Exceeds Standards. The PEIR found that construction noise would occur periodically during development of the Specific Plan area. It was found that construction noise occurring during the initial phases of development of the Specific Plan would not create any significant impacts as there were no inhabited areas directly adjacent to the Specific Plan area. However, it was found that during the latter phases of development, residential areas in the Specific Plan area may be subject to temporary annoyances from construction activities. It was noted that construction activities would be limited, especially during the latter phases, to maintain quiet during evening hours and weekends, and construction equipment would be equipped with effective muffling devices. With these measures in place, no noise impacts were anticipated outside working hours as construction is predominantly a daytime activity. Therefore, the PEIR determined that noise impacts from construction would be less

than significant. In terms of operational noise, the PEIR found that residential areas that lie within the 65 CNEL noise contour zone would be required to install a noise barrier due to roadway traffic noise. The PEIR determined that an earthen berm or a non-porous wall would result in significant and adequate noise reduction, but that these barriers would have to be designed at subsequent, more detailed stages of project design. In addition, the PEIR found that special construction techniques would be utilized to maintain interior noise levels at proposed residences at acceptable standards. *Therefore, with these measures the PEIR determined that impacts related to operation would be less than significant.*

Project Operation

The project *Noise Impact Study* analyzed the anticipated noise levels generated by the project and impacts cause by changes to the ambient environment. The main sources of noise generated by the project would include vehicular traffic noise circulating within the commercial parking lots and the HVAC noise. Noise level impacts were compared to the City of Menifee noise standards. It must be demonstrate that noise levels generated by the project would not result in a permanent increase in ambient noise levels in Specific Plan area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Preliminary Interior Noise Analysis: Traffic noise along the adjacent roadways is the primary source of ambient noise impacting the Specific Plan area. Traffic noise was analyzed to determine the project's noise/land use compatibility setting and to determine future noise levels to habitable exterior and interior areas of the Specific Plan. This section of the analysis does not necessarily apply to CEQA, as recent court rulings have indicated that CEQA is primarily concerned with a project's impact on the environment, not the environment's impact on a project. Traffic noise along the roadways was obtained from the City of Menifee General Plan Draft EIR, September 2013 and represents the noise levels at 100 feet from the centerline of each roadway segment, which are the worst case first row of housing facing the subject roadway. Table 1 (Future Traffic Noise Levels) shows the estimated future traffic noise levels at the project site for the year 2035 and the noise/land use compatibly rating based on the City of Menifee General Plan Draft 6-5 EIR, September 2013 standards.

Table 1
Future Traffic Noise Levels

Roadway Segment	Exterior Noise Level @ 100 Feet (dBA CNEL)[1]	Noise/Land Use Compatibility
Newport Road/Domenigoni Parkway, East of Menifee Road	69.3	Conditionally Acceptable
Newport Road, West of Menifee Road	70.3	Normally Unacceptable
Lindenberger Road, North of Newport Road	63.0	Conditionally Acceptable
Briggs Road, South of SR-74	64.8	Conditionally Acceptable

Source: RK Engineering Group, Inc. (2022)
[1] Exterior noise levels represent noise levels at 100 feet from the subject roadway.
[2] Data not available for Briggs Road immediately adjacent to the site. Highest/nearest noise level along Briggs referenced.

Residential homes along Newport Road, Lindenberger Road and Briggs Road may experience noise levels that fall within the conditionally acceptable range (>65 CNEL). Residential homes along Domenigoni Parkway may experience noise levels that fall within the normally unacceptable range (70-

75 CNEL). Hence, upgraded building construction techniques are expected to be required to achieve interior noise level standards. A preliminary interior noise analysis has been prepared for the sensitive receptor locations (i.e., first rows residential dwelling units) using a typical "windows open" and "windows closed" condition. A "windows open" condition assumes 12 dBA of noise attenuation from the exterior noise level. A "windows closed" condition" assumes 20 dBA of noise attenuation from the exterior noise level. Table 2 (Preliminary Interior Noise Impact Analysis) indicates the interior noise levels for the residential uses on the project site.

Table 2
Preliminary Interior Noise Impact Analysis

Receptor Location	Exterior Noise Level at Building Façade (CNEL)	Interior Noise Standard (CNEL)	Required Building Shell Noise Reduction (CNEL)	Interior Noise Level with Standard California Construction Windows (STC≥25)		STC Rating for Windows Facing Subject Roadway
				"Windows Open"[1]	"Windows Closed"[2]	
Building Façade Facing Domenigoni Parkway	69.3	45.0	24.3	57.3	49.3	30.0
Building Façade Facing Newport Road	70.3		25.3	58.3	50.3	31.0
Building Façade Facing Briggs Road	64.8		19.8	52.8	44.8	26.0

Source: RK Engineering Group, Inc. (2022)
[1] A minimum of 12 dBA noise reduction is assumed with the "windows open" condition.
[2] A minimum of 20 dBA noise reduction is assumed with the "windows closed" condition.

The project is expected to require a "windows closed" condition and upgraded STC rated windows to meet the City/State interior noise standard of 45 dBA. To accommodate a windows closed condition, all units will be equipped with adequate fresh air ventilation, per the requirements of the California Uniform Building Code (UBC). Prior to issuance of building permits, the project proponent will be required to demonstrate to the City building department that the proposed building shells and window assemblies will achieve exterior to interior noise reduction necessary to meet the State of California and City of Menifee requirements. Furthermore, the project is required to comply with California Title 24 insulation building requirements for multi-family dwelling units for common separating assemblies (e.g., floor/ceiling assemblies and demising walls). The below project design features include standard rules and requirements, best practices and recognized design guidelines for reducing noise levels. Design features are assumed to be part of the conditions of the project and integrated into its design. Design features are not typically considered mitigation under CEQA. With inclusion of these design features, interior noise impacts will be less than significant.

DF-1 Prior to the issuance of building permits, the project shall demonstrate building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways and industrial uses:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.
- Install double-paned or similar sound rated windows.
- Provide sound insulating exterior walls and roofing systems.
- Locate and/or design attic vents to minimize sound propagation into each home.

- Provide forced-air ventilation systems.
- Place dwellings as far as practical from the noise source

DF-2 Prior to the issuance of building permits, the project shall demonstrate walls/floor/ceiling assemblies with residential multifamily structures achieve the required sound transmission class (STC) and impact insulation class (IIC) rating of not less than 50, or not less than 45 if field tested, in accordance with the latest California Building Standards Code.

DF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum.

DF-4 HVAC equipment shall be shielded or enclosed from the line of sight of any adjacent residential property.

DF-5 Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (7 a.m. – 10 p.m.).

DF-6 Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

Planning Area (PA) 3 Noise Impacts: Planning area 3 consists of residential uses and is not expected to consist of significant sources of stationary noise.

The main sources of potential noise impacts from the proposed residential uses would include HVAC units and project traffic. The proposed site plan shows internal drive aisles within the residential to be set back and mostly shielded from line of sight of the northern property line. Therefore, the vehicular circulation and parking lot noise would not substantially contribute noise impacts to adjacent residential properties and was not included as a part of this analysis. Noise from residential uses are generally compatible with other adjacent residential uses and would not typically cause loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. In particular, social activities and vehicular related noise are generally substantially less during the noise sensitive nighttime hours. Mechanical HVAC equipment does have the potential to operate 24-hours a day, and based on the preliminary evaluation, the nearest noise sensitive residential receptors are expected to be located approximately 55 feet away from the nearest potential HVAC units locations. *As shown in Table 3 (Stationary Noise Impact Analysis - Planning Area 3 (Residential)), operational noise levels generated by HVAC equipment in PA 3 are not expected to exceed the City's daytime standards of 65 dBA and nighttime noise standards of 45 dBA at the nearest property line to the east and are anticipated to be less than significant with inclusion of project design features.*

Table 3
Stationary Noise Impact Analysis - Planning Area 3 (Residential)

Source	Exterior Noise Level (Leq) dBA	
	Daytime 7:00 a.m. to 10:00 p.m.	**Nighttime 10:00 p.m. to 7:00 a.m.**
HVAC Unit	42.7	42.7
City of Menifee Noise Standard	65.0	45.0
Noise Level Exceeds Standard (?)	**No**	**No**
Source: RK Engineering Group, Inc. (2022)		

Planning Area (PA) 4 Noise Impacts: PA 4 consists of residential uses and is not expected to consist of significant sources of stationary noise. The main sources of potential stationary noise impacts from PA 4 would mainly include on-site vehicular circulation and/or parking lot noise HVAC units. All internal drive aisles are expected to be shielded from the adjacent sensitive receptors. Therefore, the residential vehicular circulation and parking lot noise analysis is not conducted as a part of this analysis. As previously mentioned, residential uses are generally compatible with other adjacent residential uses and would not typically cause loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. In particular, social activities and vehicular related noise are generally substantially less during the noise sensitive nighttime hours. The nearest noise sensitive receptors to the planning area are:

- Residential homes located within the Echo Ridge Community, along Mesa Verde Circle. There is an existing six (6) foot noise barrier wall along the property lines.
- Residential homes located within the Tierra Shores Community. There is an existing six (6) foot noise barrier wall along the property lines.

This analysis takes into account of the existing six (6) foot noise barrier wall along the property lines of the above-mentioned sensitive receptors. Mechanical HVAC equipment does have the potential to operate 24-hours a day, and based on the preliminary evaluation, the nearest noise sensitive receptors are expected to be located approximately 70 feet or more away from the HVAC units. *As shown in Table 4 (Stationary Noise Impact Analysis - Planning Area 4), operational noise levels generated by HVAC equipment are not expected to exceed the City's daytime standards of 65 dBA and nighttime noise standards of 45 dBA at the nearest property line to the east and impacts related to project operation are anticipated to be less than significant with inclusion of the project design features.*

Table 4
Stationary Noise Impact Analysis - Planning Area 4

Source	Exterior Noise Level (Leq) dBA	
	Daytime 7:00 a.m. to 10:00 p.m.	**Nighttime 10:00 p.m. to 7:00 a.m.**
HVAC Unit	42.7	42.7
City of Menifee Noise Standard	65.0	45.0
Noise Level Exceeds Standard (?)	**No**	**No**
Source: RK Engineering Group, Inc. (2022)		

Project Construction

The degree of construction noise from the project will vary in different areas of the Specific Plan area and will also vary depending on the construction activities. In order to be conservative, the project *Noise Impact Study* analyzed noise levels at 50 feet, although, in reality, construction noise might occur at a greater distance. Several noise sensitive land use area are present surrounding the Specific Plan area, including: Riverside County Fire Station #78 located adjacent to the commercial parking lot areal; residential homes located within the Mariposa Community, along Camino Cristal and Mercury Circle; residential homes located within the Menifee Greens Community, west of Lindenberger Road; and residential homes located with the Tierra Shores Community. The below project construction design features include standard rules and requirements, best practices and recognized design guidelines for reducing noise levels. Design features are assumed to be part of the conditions of the project and integrated into its design. Design features are not typically considered mitigation under CEQA. With inclusion of these design features, construction noise impacts will be less than significant.

DF-7 Prepare a construction management plan and obtain a construction work permit from the City of Menifee prior to starting construction. The construction management plan shall ensure all contractors implement construction best management practices to reduce construction noise levels. Best management practices shall include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.
- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.
- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
- Construction activities shall not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a Federal holiday.

DF-8 No impact pile driving or blasting activities shall be permitted on the project site during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment shall be conducted prior to start of any activity.

The project *Noise Impact Study* analyzed potential noise impacts during all expected phases of construction, including; site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over an 8-hour period to the nearest adjacent property. The project's estimated construction noise levels have been calculated using the Federal Highway Administration Roadway Construction Noise Model Version 1.1. Table 5 (project Construction Noise Levels at 50 Feet) shows the noise level impacts at an average distance of 50 feet. As shown in Table 5, project construction noise levels are expected to be below the recommended 8-hour construction noise threshold provided by the FTA for adverse community reaction at the adjacent residential uses. *Therefore, impacts during construction would be less than significant.*

Table 5
Project Construction Noise Levels at 50 Feet

Phase	Equipment	Quantity	Equipment Noise Level at 50ft (dBA Leq)	Combined Noise Level (dBA Leq)
Site Preparation	Rubber Tired Dozer	3	77.7	87.6
	Tractors/Loaders/Backhoes	4	80.0	
Grading	Excavators	2	76.7	88.2
	Graders	1	81.0	
	Rubber Tired Dozers	1	77.7	

	Scrapers	2	79.6	
	Tractors/Loaders/Backhoes	2	80.0	
Building Construction	Cranes	1	72.6	86.3
	Forklifts	3	71.0	
	Generator Sets	1	77.6	
	Tractors/Loaders/Backhoes	3	80.0	
	Welders	1	70.0	
Paving	Cement and Mortar Mixer	2	74.8	81.9
	Pavers	2	74.2	
	Paving Equipment	2	73.0	
Architectural Coating	Air Compressors	1	73.7	73.7
Worst Case Construction Phase Noise Level - Leq (dBA) - without wall				88.2
Worst Case Construction Phase Noise Level - Leq (dBA) - with barrier shielding				76.9
FTA Construction Noise Criteria (Detailed Assessment: 8-hour Leq)				80.0
Noise level exceeds FTA criteria?				**No**
Source: RK Engineering Group, Inc. (2022)				

(b) Excessive Vibration. The PEIR did not analyze impacts related to vibration. To determine the vibratory impacts during construction of the project, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structures. The nearest sensitive receptors are the residential structures surrounding the project site. All structures surrounding the project site are "new residential structures". No historical or fragile buildings are known to be located within the vicinity of the site. The construction of the project is not expected to require the use of substantial vibration inducing equipment or activities, such as pile drivers or blasting. The main sources of vibration impacts during construction of the project would be the operation of equipment such as bulldozer activity during demolition, loading trucks during grading and excavation, and vibratory rollers during paving. The construction vibration assessment utilizes the referenced vibration levels and methodology set-forth within the Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018. Table 6 (Typical Construction Vibration Levels) shows the referenced vibration levels.

Table 6
Typical Construction Vibration Levels

Equipment	Peak Particle Velocity (PPV) (inches/second) at 25 feet	Approximate Vibration Level (LV) at 25 feet
Piledriver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Piledriver (sonic)	0.734 (upper range)	105
	0.170 (typical)	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory roller	0.210	94
Hoe ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58
Source: RK Engineering Group, Inc. (2022)		

Table 7 (Construction Vibration Impact Analysis) shows the project's construction-related vibration analysis at the nearest structures to the project construction area. Construction impacts are assessed from the closest area on the project site to the nearest adjacent structure. The worst case vibratory impact from the site is estimated to be 0.172 PPV (in/sec) at the structures to the west. project related construction activity is not expected to cause any potential damage to the nearest structures. The annoyance potential of vibration from construction activities would range from "distinctly perceptible" to "Barely perceptible". *Therefore, vibration impacts would be less than significant.*

Table 7
Construction Vibration Impact Analysis

Construction Activity	Distance to Nearest Structure (ft)	Duration	Calculated Vibration Level-PPV (in/sec)	Damage Potential Level	Annoyance Criteria Level
Large Bulldozer	50	Continuous/ Frequent	0.042	No Impacts	Distinctly Perceptible
Vibratory Roller	50	Continuous/ Frequent	0.035	No Impacts	Barely Perceptible
Loaded Trucks	50	Continuous/ Frequent	0.098	Extremely Fragile Buildings, Ruins, Ancient Monuments	Distinctly Perceptible
Caisson Drilling	50	Continuous/ Frequent	0.042	No Impacts	Distinctly Perceptible
Source: RK Engineering Group, Inc. (2022)					

(c) Airport/Airstrip Noise. The PEIR noted that aircraft operations would affect primarily the northwestern portion of the Specific Plan area. It was determined that because the land use within this area was proposed to be low-density residential, the potential impacts from aircraft noise would be somewhat limited, and design measures were incorporated in the Specific Plan design to produce acceptable interior noise levels. The PEIR also noted that special construction techniques would be utilized to attenuate interior noise levels, and that measures such as double-pane windows, additional insulation, weather-stripped doors and windows, and baffled vent openings would be incorporated into the design of the residential buildings and would reduce impacts from aircraft noise to less than significant. The Specific Plan area is not located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The project, therefore, would not expose people residing or working in the project area to excessive noise levels. *Therefore, impacts related to airport noise will not occur.*

Cumulative Impacts

The PEIR did not analyze cumulative transportation impacts. *However, cumulative traffic-related noise impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be significant and unavoidable and no feasible mitigation measures are available.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number

of low density dwelling units and increase the number of higher density dwelling units, which is expected to lower the overall rate of trips per dwelling unit in alignment with the goals of improving VMT efficiency under CEQA and would reduce potential traffic-related noise. As such, the project would not result in a substantial increase in development capacity such that new or more severe noise impacts would occur. Furthermore, modern vehicles are much quieter than those evaluated in the 1981 EIR. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in an increase in the rate or length of vehicle trips or associated increase in ambient noise. *Therefore, the cumulative noise impact from the project would be less than significant.*

Conclusion

The PEIR concluded that the Menifee Village Specific Plan, including development of the project site, would have less than significant noise impacts with inclusion of project design features. The project is of the same type but less intense than the development evaluated in the PEIR. The project will not have any significant noise or vibration impacts. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.14 – Population and Housing

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Yes	Less than Significant Impact	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Induce Population Growth. The PEIR noted that while development of the Specific Plan would contribute to an overall change in the rural and sparsely populated atmosphere of the area, the net effect of the increase in housing and population from the Specific Plan on the overall County of Riverside would be less than ½ percent. The PEIR determined that impacts related to additional population would be mitigated through allocation of units in the Planning Area that are limited to retirement age residents because the population per dwelling unit is less in this type of housing that in family-oriented units. It was further found that the creation of an adults-only community was compatible with the existing Sun City community. Additionally, it was noted that the range of housing types offered, including one-acre lots, townhomes, condominiums, duplexes, single-family detached, single-family attached, cottages, and two-story flats, would offer prospective residents with a wider choice of housing. *Therefore, the PEIR determined that the Specific Plan was part of a development trend that was needed to meet the continuing demand for housing in the Perris Valley area and Riverside County and impacts would be less than significant.*

The project represents the final phase of development of the Menifee Village Specific Plan. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. The amended would result in a potential population increase of approximately 351 persons within the Planning Area when compared to the existing Specific Plan. However, this increase is well within SCAG's regional growth projections. As such, the project would

not result in a substantial increase in development capacity such that unplanned population growth would occur. The project is consistent with the growth limits evaluated in the PEIR and the General Plan EIR and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project is also consistent with the permitted land uses in the Specific Plan. *Therefore, impacts related to unplanned population growth would be less than significant.*

(b) Displace Housing. The PEIR did not analyze impacts related to the displacement of substantial numbers of existing people or housing.

The Planning Area does not contain any existing residential housing that would be demolished as a result of implementation of the proposed Specific Plan Amendments. Implementation of the project would not displace existing housing, nor would it necessitate the construction of replacement housing elsewhere. *Therefore, there would be no impact.*

Cumulative Impacts

The PEIR did not analyze cumulative population and housing impacts. *However, cumulative population and housing impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe land use and planning impacts would occur. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in significant population and housing impacts. *Therefore, the cumulative population and housing impact from the project would be less than significant.*

Conclusion

The project will result in direct population growth in the area. However, the amount of population growth that will result from the project will be less than what was analyzed in the PEIR. Moreover, the project is not expected to result in the displacement of any existing City residents (population) or housing by its development. Therefore, potential impacts are considered to be less than significant. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.15 – 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:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Fire protection?	Yes	Less than Significant Impact	No	No	No
b) Police protection?	Yes	Less than Significant Impact	No	No	No
c) Schools?	Yes	Less than Significant Impact	No	No	No
d) Parks?	Yes	Less than Significant Impact	No	No	No
e) Other public facilities?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Fire protection. The PEIR noted that fire protection for the Specific Plan area was provided by the Riverside County Fire Department, in cooperation with the California Department of Forestry. It was also noted that the nearest fire station at the time was located in Sun City and the response time from this station to Newport Road and Interstate 15-E (now Interstate 215) was five (5) minutes. It was found that development of the Specific Plan would increase demand for fire protection services and Department staff indicated that the extent of facilities and personnel needed to adequately protect the Specific Plan area would be determined at future levels of project consideration. A preliminary appraisal of the Specific Plan indicated that at least on on-site fire station would be required, and Department staff would determine fire protection needs based upon 3- and 5-year plans for project development. It was anticipated that the applicant would cooperate with the County of Riverside Fire Department to assure that adequate fire protection facilities would be provided to the service the Specific Plan area. *As such, no fire protection measures beyond those specified in the Uniform Building Code were incorporated into the PEIR and impacts related to fire protection services were determined to be less than significant.*

The City of Menifee continues to contract with the Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE) for fire protection and emergency medical response services. RCFD Station No. 76, located at 29950 Menifee Road, is located within the Specific Plan area. This station would serve the project site. Development of the project would impact fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, the project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for fire protection facilities. Payment of the Development Impact Fee would ensure that the project provides fair share funds for the provision of additional fire protection facilities. *Therefore, the project would not result in the need for new or physically altered fire facilities in order to maintain acceptable service ratios, response times or other performance objectives, and this potential impact would be considered less than significant with payment of fees.*

(b) Police protection. The PEIR noted that the Specific Plan area lies within the patrol area of the Riverside County Sheriff Department-Lake Elsinore Station. This sheriff's facility is located approximately 10 miles west of the Specific Plan area and the anticipated response time was estimated at 30 minutes. The PEIR found that the applicant would cooperate with the Department to assure adequate service is provided. The Department recommended that street lights be included in the Specific Plan, that street patterns be designed to slow traffic in residential areas, and that high grade security hardware be considered in construction. *Therefore, with these measures in place the PEIR determined that impacts to police services would be less than significant.*

The Menifee Police Department currently provides police protection services to the Specific Plan area. The project represents the final phase of development of the Menifee Village Specific Plan and would result in similar development capacity to what was analyzed in the PEIR. The Menifee Police Department is located at 29714 Haun Road, less than a mile from the project site. The project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for police protection facilities. Payment of the Development Impact Fee would ensure that the project provides fair share funds for the provision of additional police protection facilities. *Therefore, the project would not result in the need for new or physically altered police facilities in order to maintain acceptable service ratios, response times or other performance objectives, and this potential impact would be considered less than significant with payment of fees.*

(c) Schools. As described in the PEIR, the Specific Plan area lies in the service area of three school districts and a community college district: Menifee Union Elementary School District, Romoland School District, Perris Union High School District, and Mount San Jacinto Community College District. The PEIR noted that negotiations with the effected schools/school districts were being conducted at the time the PEIR was written, and that the applicant would continue to work with the involved agencies to ensure provision of appropriate facilities or determine payment of fees to subsidize new facilities. In addition, the PEIR found that consolidation of the Specific Plan area within the jurisdiction of one school district would facilitate provision of school services, and that the Menifee Union Elementary School District had expressed an interest in this action. *Therefore, the PEIR determined that impacts to schools would be less than significant.*

The project is located within the Menifee Union School District and the Perris Union High School District. The project represents the final phase of development of the Menifee Village Specific Plan and would result in similar development potential to what was analyzed in the EIR. The project would be required to comply with the provisions of the School Districts' development mitigation fee schedule, which

requires a fee payment to assist the Districts in providing for school facilities. Payment of these fees would ensure that the project provides fair share funds for the provision of additional school facilities. *Therefore, the project would not result in the need for new or physically altered school facilities and this potential impact would be considered less than significant with payment of fees.*

(d) Parks. The PEIR noted that the cluster concept of development is commonly used in planned community developments such as that ultimately visualized for the Menifee Village Specific Plan. It was further noted that this concept allows greater economy and efficiency in design, while preserving larger areas for recreational and open space needs. The PEIR found that the Specific Plan was designed as a recreationally-oriented community, clustering homes around a 27-hole golf course and a 31-acre man-made lake/lagoon, and it was found that these major amenities would provide a total of 385 acres of aesthetic open space areas, which would exceed 20% of the Specific Plan's total acreage. The PEIR noted that the golf course would feature a full-size, regulation 18-hole golf course as well as an additional 9-hole course, and golf course facilities would include a practice range and a fully equipped club house. It was noted that both amenities would be accessible via streets, bike trails, golf cart paths, and pedestrian trails serving adjacent development. The PEIR anticipated that neighborhood park areas would be provided along with other land uses within the Specific Plan area. *Therefore, with these amenities included in the Specific Plan, the PEIR determined that sufficient parks and recreation facilities would be provide and impacts would be less than significant.*

The project represents the final phase of development of the Menifee Village Specific Plan and would result in less development than was analyzed in the PEIR. Demand for park and recreational facilities are generally the direct result of residential development. The project would result in the potential for more households with children and adults who want to use parks and recreation facilities. Development of the project, therefore, would have the potential to increase use of local park facilities. However, all new development, including the project, would be subject to pay development impact fees to cover its fair share of the cost for facility expansion and maintenance. *Therefore, impacts related to deterioration of parks and recreation facilities would be less than significant with payment of development fees.*

(e) Other public facilities. The PEIR found that the Specific Plan was within the area served by Riverside County Libraries, and the closest library to the Specific Plan was the Sun City Library. The PEIR found that library use is seasonal in nature and libraries are at their capacity during the winter months when waiting lists for books are longer, and there is a higher circulation rate. It was determined that although there was a lower circulation rate during the remainder of the year, it was determined that a project the scope of the Menifee Village Specific Plan would impact the Riverside County Library system, especially the Sun City library. *However, the PEIR determined that with extension of the bookmobile service impacts would be less than significant.*

The Specific Plan area is currently served by the Menifee Library, which is located at 28798 La Piedra Road in the City of Menifee. The project would result in an increase in residents that would generate additional demand for public facilities such as libraries or hospitals. However, all new development, including the project, would be subject to pay development impact fees to cover its fair share of the cost for facility expansion. *Therefore, impacts related to expansion of library facilities would be less than significant with payment of development fees.*

Cumulative Impacts

The PEIR did not analyze cumulative public services impacts. *However, cumulative public services impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact*

Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe public services impacts would occur. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in significant public services impacts. *Therefore, the cumulative public services impact from the project would be less than significant with payment of fees.*

Conclusion

The project would increase the need for fire and police services, but not to the extent that new facilities would be required. The project applicant would be required to pay all applicable development impact fees to reduce impacts to schools and parks. With payment of fees potential impacts are considered to be less than significant. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.16 – Recreation

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
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?	Yes	Less than Significant Impact	No	No	No
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?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Increased Park Use. The PEIR noted that the cluster concept of development is commonly used in planned community developments such as that ultimately visualized for the Menifee Village Specific Plan. It was further noted that this concept allows greater economy and efficiency in design, while preserving larger areas for recreational and open space needs. The PEIR found that the Specific Plan was designed as a recreationally-oriented community, clustering homes around a 27-hole golf course and a 31-acre man-made lake/lagoon, and it was found that these major amenities would provide a total of 385 acres of aesthetic open space areas, which would exceed 20% of the Specific Plan's total acreage. The PEIR noted that the golf course would feature a full-size, regulation 18-hole golf course as well as an additional 9-hole course, and golf course facilities would include a practice range and a fully equipped club house. It was noted that both amenities would be accessible via streets, bike trails, golf cart paths, and pedestrian trails serving adjacent development. The PEIR anticipated that neighborhood park areas would be provided along with other land uses within the Specific Plan area. With these amenities included in the Specific Plan, it was determined that sufficient parks and recreation facilities would be provide and impacts would be less than significant.

The project represents the final phase of development of the Menifee Village Specific Plan and would result in less development than was analyzed in the PEIR. Demand for park and recreational facilities are generally the direct result of residential development. The project would result in the potential for more households with children and adults who want to use parks and recreation facilities. Development of the project, therefore, would have the potential to increase use of local park facilities. However, all new development, including the project, would be subject to pay development impact fees to cover its

fair share of the cost for facility expansion and maintenance. Impacts related to deterioration of parks and recreation facilities would be less than significant with payment of development fees.

(b) Need for New Parks. The PEIR noted that the cluster concept of development is commonly used in planned community developments such as that ultimately visualized for the Menifee Village Specific Plan. It was further noted that this concept allows greater economy and efficiency in design, while preserving larger areas for recreational and open space needs. The PEIR found that the Specific Plan was designed as a recreationally-oriented community, clustering homes around a 27-hole golf course and a 31-acre man-made lake/lagoon, and it was found that these major amenities would provide a total of 385 acres of aesthetic open space areas, which would exceed 20% of the Specific Plan's total acreage. The PEIR noted that the golf course would feature a full-size, regulation 18-hole golf course as well as an additional 9-hole course, and golf course facilities would include a practice range and a fully equipped club house. It was noted that both amenities would be accessible via streets, bike trails, golf cart paths, and pedestrian trails serving adjacent development. The PEIR anticipated that neighborhood park areas would be provided along with other land uses within the Specific Plan area. With these amenities included in the Specific Plan, it was determined that sufficient parks and recreation facilities would be provide and impacts would be less than significant.

The project does not include recreational facilities or require the construction or expansion of recreational facilities. The project would result in the potential for more households with children and adults who want to use parks and recreation facilities. As previously mentioned, all new development, including the project, would be subject to pay development impact fees to cover its fair share of the cost for facility expansion and maintenance. Therefore, there would be no adverse physical effect on the environment caused by expansion or construction of outdoor recreational facilities. Impacts will be less than significant.

Cumulative Impacts

The PEIR did not analyze cumulative recreation impacts. *However, cumulative recreation impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. While the project would result in an increase in dwelling units, it would also increase the amount of open space provide. As such, the project would not result in a substantial increase in development capacity such that new or more severe recreation impacts would occur. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in significant recreation impacts. *Therefore, the cumulative recreation impact from the project would be less than significant.*

Conclusion

The project includes a small increase in the number of potential residential units. However, any associated increase in park or recreational facility usage associated with construction of the project

would be offset with payment of applicable parks related development impact fees. The potential recreation impacts are considered to be less than significant. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.17 – Transportation

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Conflict with a program plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities?	Yes	Less than Significant Impact	No	No	No
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Yes	Less than Significant Impact	No	No	No
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Yes	Less than Significant Impact	No	No	No
d) Result in inadequate emergency access?	Yes	Less than Significant Impact	No	No	No

A *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum* was prepared for the project by RK Engineering, Inc. (see Appendix B). A *Vehicle Miles Traveled (VMT) Assessment* was prepared for the project by Linscott Law and Greenspan Engineers (see Appendix C). The information in this section was taken from the *Trip Generation, Air Quality and Greenhouse Gas Supplemental Memorandum* and the *VMT Assessment*.

Proposed project in relation to PEIR

(a) **Circulation Plan Consistency.** The PEIR anticipated that many of the dwelling units in the Salt Creek (now Menifee Village) development would be occupied by retired persons. It was noted that on the average, there would be fewer residents per retirement unit than per family unit, and few work trips would be made by the retirement age population. Consequently, it was found that the number of trips generated by each of the units occupied by retired persons would be fewer than the number generated by dwelling units with families. Also, it was noted that trips made by the retirement population would tend to be during off-peak periods. The PEIR determined that with the exception of Interstate 15-E (now Interstate 215), all elements of the road system external to the Salt Creek (now Menifee Village) development would have sufficient capacities within the (then) existing roadway widths to accommodate the estimated Specific Plan traffic at acceptable levels of service. It was noted that the northbound off-ramp and southbound on-ramp of the Newport Road Interchange on Interstate 15-E (now Interstate

215) could accommodate the traffic from the Specific Plan, plus traffic generated by developments proposed along Newport Road west of the interchange; however, it was found that cumulative traffic volumes from the Specific Plan could result in the northbound on-ramp and the southbound off-ramp operating at levels exceeding capacity. The PEIR found that the addition of a northbound on-ramp and an additional southbound off-ramp was required to serve the Specific Plan area and other developments along Newport Road west of Interstate 15-E (now Interstate 215). The PEIR also determined that the network of bicycle routes, pedestrian trails, and golf-cart paths proposed throughout the Specific Plan area would supplement roadways in providing access to residential, commercial, industrial, and recreational areas. *For the above reasons, the PEIR determined that impacts to the circulation system would be less than significant.*

The project represents the final phase of development of the Menifee Village Specific Plan and would result in less overall development potential than was analyzed in the PEIR. Table 8 (Project Trip Generation Comparison) compares the trip generation for the previously approved land uses to the currently proposed land uses. As shown in Table 8 below, the project would result in approximately 13,468 fewer daily trips than what is currently approved for the site. The result is a net reduction in daily trips of approximately 41%. The project will not impact public transit facilities and would provide for extensions to existing bicycle and pedestrian facilities. *Therefore, the project will not result in conflicts with a program plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities and impacts will be less than significant.*

Table 8
Project Trip Generation Comparison

Scenario	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Previously Approved project	1,210	1,049	2,259	889	632	1,521	31,482
Currently Proposed project	653	668	1,321	557	365	922	18,547
Net Change in Trip Generation	**-557**	**-381**	**-938**	**-332**	**-267**	**-598**	**-12,936**
% Difference	**-46%**	**-36%**	**-42%**	**-37%**	**-42%**	**-39%**	**-41%**
Source: RK Engineering Group, Inc. (2021)							

(b) CEQA Guidelines Section 15064.3(b). The PEIR did not analyze impacts related to vehicle miles traveled (VMT).

The project represents the final phase of development of the Menifee Village Specific Plan and would result in less overall development potential than was analyzed in the PEIR. Under the VMT methodology, screening is used to determine if a project will be required to conduct a detailed VMT analysis. There are three (3) types of screening that the lead agencies can apply to effectively screen projects from project-level assessment. As such, the following guidance summarizes the potential project screening, developed for the City of Menifee:

Step 1: Transit Priority Area (TPA) Screening

As noted previously, the CEQA Guidelines were amended to include section 15064.3, "Determining the Significance of Transportation Impacts". Subsection (b)(1) states in part:

> *"Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact."*

Pursuant to the statute, development projects may be screened out of VMT analysis based on proximity to certain transit facilities due to the presumption of less than significant impacts. The *Technical*

Advisory reiterates this screening criteria, but also highlights certain project-specific or location-specific characteristics which may indicate the project will still generate "significant levels of VMT", even when located within one-half mile of a major transit stop or a stop along a high-quality transit corridor. These characteristics relate to the project's floor area ratio (FAR), parking supply, and number of dwelling units, as well as consistency with the applicable Sustainable Communities Strategy (SCS). If the project has any characteristics which indicate that the presumption of less than significant impacts as stated in the CEQA Guidelines may not be appropriate, the *OPR Technical Advisory* recommends that the project should not be screened out of further VMT analysis. It should be noted that as of July 1, 2020, no Transit Priority Areas exist in the City of Menifee.

Based on the above, the project will not screen-out under this criteria since it is not within the TPA as indicated in the City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (June 3, 2020).

Step 2: Low VMT Area Screening

An additional screening methodology is provided for residential and office land use projects. Lead agencies may prepare maps based on a regional travel demand model or travel survey data to illustrate areas that are currently below the selected VMT threshold. OPR reasons that if a project has similar characteristics to the existing area (i.e., density, mix of uses, transit service, etc.), it will tend to exhibit similar VMT. Therefore, if a project is fully located within an area identified as having a below-threshold VMT, it may be presumed to also have less than significant VMT impacts and be screened out from requiring a detailed VMT analysis.

The City of Menifee utilizes the WRCOG Screening Tool, which shows low VMT-generating zones as compared to the County of Riverside (subregional) and City of Menifee (jurisdictional) and was utilized to determine whether this project can be screened out based on the low VMT-generating area criteria.

Based on the above, the project will screen-out under this criteria and be presumed to cause less than significant impacts since Menifee Village 3 and Menifee Village 4 is located within a low VMT-generating area (less than the WRCOG Jurisdictional Average) as shown in the WRCOG Screening Tool (see Exhibit G) and defined by the City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (June 3, 2020).

Step 3: Project Type Screening

OPR provides additional recommendations on when the presumption of less than significant impacts may be appropriate, in addition to the formally recommended screening criteria described above. For instance, in the discussion regarding retail projects, the *OPR Technical Advisory* advises lead agencies that because local serving retail projects tend to improve retail destination proximity, shorten trips, and reduce VMT, they may be presumed to have less than significant impacts. Agencies may choose to define what constitutes local serving retail in their jurisdiction, although OPR suggests a threshold size of 50,000 square feet or less. Thus, lead agencies may choose to screen out projects based on the type and size of the land use(s) being proposed. Further, OPR states that mixed-use projects should analyze each land use individually.

For the City of Menifee, a detailed list of uses is provided in the VMT Guidelines that can be screened from project-level assessment as they are presumed to have a less than significant impact due to their local serving nature. Based on our review of the list, the proposed uses within Menifee Village Specific Plan No. 7 do not satisfy the project Type Screening criteria.

Based on the above, the proposed Menifee Village Specific Plan No. 7 will not screen-out since the proposed Menifee Village Specific Plan No. 7 uses are not satisfied under the City's list of project type screening uses according to the City of Menifee VMT Guidelines.

VMT Assessment Conclusion
Consistent with the *OPR Technical Advisory* and City of Menifee Guidelines the project will result in a less-than-significant transportation impact based on the City of Menifee VMT Step 2: Low VMT Area Screening criteria and impacts will be less than significant.

(c) Circulation Design Hazards. The PEIR noted that a number of roadway design features were provided as part of the Specific Plan in order to provide for adequate internal roadway circulation. With these roadway design features it was determined that impacts related to circulation design hazards would be less than significant. The project represents the final phase of development of the Menifee Village Specific Plan and would result in less overall development potential than was analyzed in the PEIR. Final project site plans will be subject to City review and approval, which will ensure that driveway intersections and internal circulation are safe, with adequate sight distance, driveway widths and stop signs for entering and exiting the site. The project area is suburban in nature with no agricultural uses, so there is little potential for conflict with other uses. Therefore, the project will have less than significant impacts due to a hazardous geometric design feature or incompatible uses, and no mitigation is required.

(d) Emergency Access. The PEIR did not analyze impacts related to emergency access. The project represents the final phase of development of the Menifee Village Specific Plan and would result in less overall development potential than was analyzed in the PEIR. Per state Fire and Building Codes, sufficient space will be provided around the proposed residential buildings for emergency personnel and equipment to access. project development will be required to comply with the California Fire Code in terms of emergency access. Therefore, the project will not result in inadequate emergency access. Impacts will be less than significant, and no mitigation is required.

Cumulative Impacts

The PEIR did not analyze cumulative transportation impacts. *However, cumulative transportation impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be significant and unavoidable even with incorporation of mitigation.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units, which is expected to lower the overall rate of trips per dwelling unit in alignment with the goals of improving VMT efficiency under CEQA. As such, the project would not result in a substantial increase in development capacity such that new or more severe transportation impacts would occur. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in an increase in the rate or length of vehicle trips or other transportation hazards. *Therefore, the cumulative transportation impact from the project would be less than significant.*

Conclusion

The PEIR determined that transportation-related impacts were less than significant. A VMT assessment of the currently project shows that the project would have less than significant impacts based on its current design. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.18 – Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	Yes	Less than Significant Impact	No	No	No
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Yes	Less than Significant Impact	No	No	No

An *Updated Phase I Cultural Resources Assessment* was prepared for the project by Jean A. Keller, Ph.D., Cultural Resources Consultant (see Appendix E). The information in this section was taken from the *Updated Phase I Cultural Resources Assessment*.

Proposed project in relation to PEIR

(a) Eligible for Listing. As described in the PEIR, the project area appears to have low sensitivity for prehistoric archaeological resources, and it is unlikely that intact, subsurface prehistoric archaeological deposits would be uncovered during project construction. The PEIR determined that grading of the site would, therefore, have a low-to-moderate sensitivity in terms of revealing archaeological resources. Thus, it was determined there would be no impacts and no mitigation measures were required based on the results of the cultural resources assessment that was prepared for the PEIR. The Updated Phase

I Cultural Resources Assessment successfully relocated all seven previously recorded archaeological resources within its boundaries. Each site was photographed, GPS coordinates taken, and updated DPR forms compiled to submit to the Eastern Information Center. The sites were evaluated not only regarding their current condition, but also whether additional investigations were warranted to evaluate significance. Since each site had already been fully documented and evaluated for significance by previous cultural resources studies, the last being 18 years ago, the intent of the update was essentially to provide the sites' current status. Interestingly, each of the previous seven cultural resources studies and individual investigations described several of these sites differently and in a number of cases, the information was contradictory and conflicted with other studies, especially when it came to the number of existing cultural resources and the potential for a determination of significance according to California Environmental Quality Act (CEQA) criteria. This difference in interpretation is most glaring when considering the early studies conducted in 1976 (Toren), 1977 (Smith, Townsend), 1980 (SRS), and 1993 (Greenwood & Associates), compared to studies conducted in 2002 (Applied EarthWorks), 2003/2004 (CRM TECH), and 2003/2005 (McKenna et al). The differences are so extreme that in first reviewing the previous reports there arose a very real question about whether they could possibly be talking about the same sites – particularly CA-RIV-1164 and CA-RIV-1356. The one conclusion that seems to have been shared by most of the studies is that the only archaeological and historical sites within the study area that would be at least potentially considered significant according to CEQA criteria were CA-RIV-1164, CA-RIV-1356, CA-RIV-2222H, CA-RIV-5202 (all loci).

In order to mitigate adverse impacts associated with the realignment and construction of Domenigoni Parkway, Phase II Testing was conducted by CRM TECH in 2003 for sites CA-RIV-1164, CA-RIV-5202H, and CA-RIV-1356, all of which would be adversely impacted by the project. Only a very small portion of site CA-RIV-1356 was located within what is now SPA 2019-017, with the remainder lying mostly within the Domenigoni Parkway project area or on adjacent land to the east. Most of CA-RIV-1164 and CA-RIV-5202H were located within what is now TR 32100 of SPA 2019-07. The results of testing indicated that these three sites, as well as three additional sites on adjacent property, would be considered "historical resources" as defined by CEQA. Further, their inclusion in the newly-designated archaeological district 33-014370 bestowed an additional aspect of significance as contributors to the district. Based on the results of Phase II testing, CRM TECH conducted Phase III Data Recovery on six sites in 2004. Despite systematic excavations and an intensive recordation effort, only very limited cultural resources were recovered from CA-RIV-1164. This suggested that no subsurface archaeological deposits were present. Therefore, CRM TECH concluded that the project's impact would not constitute a "substantial adverse change in the significance of a historical resource," and thus, the project would have no impact on the site. No artifacts were recovered from Phase III excavations at CA-RIV-5202H, which represents three purported segments of the historic San Jacinto and Pleasant Valley Company's Canal located within the Domenigoni Parkway project area. The significance of the site was determined to be derived from its association with an important event in local history. In order to mitigate adverse impacts to this feature, CRM TECH completed intensive recordation procedures on the 65-foot segment lying within the project area, including photo-documentation, and scaled cross-section drawings. Intensive recordation and extensive historical research completed during previous studies led CRM TECH to conclude that the project's effects on CA-RIV-5202H had been adequately mitigated. While data recovery efforts at archaeological site CA-RIV-1356 resulted in the discovery that it represented the remains of a large prehistoric Native American village, most of the site was destroyed by construction of Domenigoni Parkway. Only a probable rock art site, considered to be significant by a Tribal representative from Pechanga Cultural Resources Department, remains near the eastern of TR 32100 in SPA 2019-017, with the remainder of the site having been mitigated by the Phase III Data Recovery program or destroyed by construction of Domenigoni Parkway.

No additional investigation was recommended for the seven archaeological sites included in the current Updated Phase I Cultural Resources Assessment. It is recommended by Dr. Keller, however, in

concurrence with McKenna's recommendation, that a comprehensive grading monitoring program be conducted for the +127.3 acres of Specific Plan Amendment No. 2019- 017 area. Both a professional Tribal Monitor from Pechanga Cultural Resources Department and a Riverside County/City of Menifee qualified archaeologist should actively monitor all ground disturbing activities, including grubbing, tree removal, vegetation clearance, trenching, excavation, bedrock removal, and grading. It is also recommended that should any cultural resources be discovered during the course of earthmoving activities, said activities should be halted or diverted until a Tribal representative and the project Archaeologist can evaluate the resources, make a determination of their significance, and recommend appropriate treatment measures to mitigate impacts to the resources from the project, if found to be significant. Therefore, impacts related to resources listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) will be less than significant.

(b) Significant Tribal Resources. Consultation with local Tribes was not included as part of the PEIR.

Assembly Bill 52 was signed into law on September 25, 2014, and requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a project site, if the tribe requested to the lead agency, in writing, to be informed of projects in that geographic area and the tribe requests consultation prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The legislature declared that AB 52 "shall apply only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015". Similarly, Senate Bill 18 requires public notice to be sent to tribes listed on the Native American Heritage Commission's SB 18 Tribal Consultation list within the geographical areas affected by the proposed changes. Tribes must respond to a local government notice within 90 days (unless a shorter time frame has been agreed upon by the tribe), indicating whether or not they want to consult with the local government. Consultations are for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that may be affected by the proposed adoption or amendment to a general or specific plan. The Lead Agency is required to notify tribes within 14 days of deeming a development application complete subject to CEQA to notify the requesting tribe as an invitation to consult on the project. As such, the city sent Tribal consultation letters to local tribes for the project pursuant to both AB 52 and SB 18 (see Appendix I). However, no tribes responded and requested formal consultation or mitigation. *Therefore, with incorporation of standard conditions of approval and PEIR Mitigation Measures PEIR-CUL-1 and PERI-CUL-2, impacts related to resources determined to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, would be less than significant.*

Cumulative Impacts

Neither the PEIR nor the Environmental Impact Report prepared for the City of Menifee 2013 General Plan analyzed cumulative tribal cultural resources impacts.

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. As such, the project would not result in a substantial increase in development capacity such that new or more severe tribal cultural resources impacts would occur. While there are no known historical or cultural resources in the Planning Area, mitigation has been incorporated in the unlikely event that potential tribal cultural resources are discovered during ground-disturbing activities. The project would be required to incorporate mitigation

requiring archaeological and Native American monitoring during all-ground disturbing activities. *Therefore, the cumulative tribal cultural resources impact from the project would be less than significant.*

Conclusion

The PEIR determined that potential impacts to tribal cultural resources would be less than significant. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

PEIR-CUL-1: Eleven distinct historical features have been identified on the project site. It is suggested that three of "Low" sensitivity (H#4, 5A, 6) simply be monitored by a historian while grading occurs; one (H#3) (historic rock wall) of "Medium" sensitivity be mapped, recorded and photo-graphed; and seven (H#1 (French adobe), 1A, 2 (Olive Green residence), 2A, 5, 7, 7A) classified with "High" sensitivity be tested prior to construction to verify or negate the possibility of subsurface amenities within these clusters. Testing would be accomplished by a backhoe program. Areas devoid of subsurface amenities would then be cleared of mitigation. Areas with subsurface resources could be preserved by salvaging or by changes in site design.

PEIR-CUL-2: As noted in Table IV, List of Resources by Planning Areas and Sensitivity, the sensitivity of sites RIV-1164 and RIV-1165 is considered "Medium". The Native American Observer, Mr. Vince Ibanez, has agreed that mapping, photographing and recording the bedrock milling slicks is sufficient mitigation of RIV-1164 and RIV-1165.

4.19 – Utilities and Service Systems

Would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Yes	Less than Significant Impact	No	No	No
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Yes	Less than Significant Impact	No	No	No
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Yes	Less than Significant Impact	No	No	No
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Yes	Less than Significant Impact	No	No	No
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Utility Infrastructure.

Water

The PEIR noted that the Specific Plan area is located within the service area of Eastern Municipal Water District and that water lines existed in Newport Road between Interstate 15-E (now Interstate 215) on the west and Lindenberger Road to the east, in Lindenberger Road between Newport Road and Olive Road, and in Antelope Road extending east. The FEIR noted that the District indicated a consumption factor of 200 gallons per day (GPD) per person, and based on a projected population of 15,912 persons within the Specific Plan, the total daily water requirement was estimated at approximately 3.18 million gpd. The PEIR found that water would be supplied to the Specific Plan area through the District's existing water pipes in Newport Road and Lindenberger Road. It was found that this water was treated a filtration plant located adjacent to a wastewater reclamation facility located northwest of the intersection of Newport Road and Murrieta Road. It was found that an additional filtration plant was located east of Interstate 15-E (now Interstate 215) near Shadel Road, northwest of Sun City. It was noted that higher quality filtered water from Northern California would be available to the Specific Plan area within two years from the time the PEIR was written. The PEIR determined that although the District had adequate facilities to serve the Specific Plan area, that no final service commitment could be made until future development site plans had been finalized, and that requirements for storage facilities would have to be determined when the site design was finalized. The PEIR determined that the Specific Plan applicant would provide all in-tract facilities and pay all required fees levied by the District. It was determined that if water facilities needed extending, the applicant would pay for part or all costs, subject to reimbursement by applicants developing other projects in the project vicinity. The PEIR determined that a Water Facilities Capacity Charge of $300 per unit would be charged to pay for extension of existing facilities and future facilities that may be necessary. *Therefore, with these measures the PEIR determined that impacts to water service facilities would be less than significant.*

Wastewater

The PEIR found that the Specific Plan area was served by an Eastern Municipal Water District wastewater reclamation facility with a capacity of 1.0 million gpd in Sun City, northwest of the intersection of Newport Road and Murrieta Road. The PEIR noted that this plant, the Sun City Water Reclamation Facility (SCWRF), was operating at 60-70 percent of its daily capacity at the time the PEIR was written. The PEIR found that using a generation factor of 100 gpd of sewage generated per person, it was anticipated that the 15,912 persons living in the Specific Plan area upon completion would generate approximately 1.6 million gallons of sewage per day. The PEIR noted that the Specific Plan included new gravity fed sewers that would carry wastewater generated by occupants of the Specific Plan to the lowest point of the Specific Plan area, where Salt Creek passes beneath Interstate 15-E (now Interstate 215). The PEIR noted that a lift station would be installed to pump wastewater under the freeway to the SCWRF via a proposed 36-inch sewer force main. The PEIR found that the addition of wastewater generated by occupants of the Specific Plan would necessitate expansion of the SCWRF and that the District had indicated that the SCWRF facility could be enlarged as demand warranted and that it would ultimately be expanded to treat approximately 5 million gallons per day. It was determined that the SCWRF facility would be enlarged in feasible increments, as determined by the District, and the sewer system, including expansion of the SCWRF facility, would be installed in accordance with the Riverside County Comprehensive Water and Sewerage Plan. *Therefore, the PEIR determined that impacts to wastewater facilities would be less than significant.*

Stormwater Drainage

The PEIR found that the northern portion of the Specific Plan area was traversed by a portion of Salt Creek, an ephemeral stream which drains most of the low-lying areas west and southwest of Hemet.

The PEIR noted that the drainage crossing under Interstate 15-E (now Interstate 215) would eliminate the prior flood threat on Salt Creek Channel, and that other measures not related to the Specific Plan would mitigate the major flood control problems that would otherwise endanger the Specific Plan area. It was also noted that the greenbelt swale south of Newport Road and the lake/lagoon were intended to retard and control major flows would eliminate flood hazards on the portion of the Specific Plan area lying to the south of Newport Road. The PEIR found that other runoff entering the Specific Plan area from adjacent sloping areas to the north and east would be contained in a proposed network of internal streets and underground storm drains where necessary and flows would be carried to either Salt Creek or its tributaries. It was noted that a flood control channel would be incorporated in the golf course and other runoff would be collected into the network of streets and underground storm drains, and that the lake would contain major runoff coming from the south and southeast. The PEIR found that erosion control devices would be utilized in hillside development areas to mitigate the effect of increase runoff at points of discharge. The PEIR noted that all flood control and drainage systems and facilities would be constructed to County of Riverside standards and would mitigate or eliminate on-site drainage impacts. The PEIR noted that the Specific Plan applicant would work in conjunction with Riverside County Flood Control and Water Conservation District to ensure that the construction and operation of the golf course would be compatible with the design and function of Salt Creek Flood Control Channel. *Therefore, with these measures the PEIR determined that impacts related to stormwater drainage would be less than significant.*

Electricity Service

The PEIR noted that the Specific Plan area lies within the service area of Southern California Edison Company (SCE), and that existing electricity lines ran along the southern extension of Antelope Road and Along Newport Road, Menifee Road, Lindenberger Road, Briggs Road, and Olive Road. The PEIR noted that the lines were scheduled for enlargement from 33 Kilovolts (KV) to 115 KV capacity within 6 to 12 months of the writing of the PEIR. The PEIR noted that SCE indicated that it was able to provide utility service to the Specific Plan area in accordance with Company policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made. The PEIR anticipated that the annual electric energy usage for the Specific Plan at buildout would be 109,171 Kilowatt Hours (KWH) per day. The PEIR determined that the Specific Plan applicant would coordinate with SCE to assure that adequate electrical facilities are provided to the Specific Plan area. Therefore, the PEIR determined that impacts would be less than significant.

Natural Gas Service

The PEIR noted that gas service in the Specific Plan area was provide by Southern California Gas Company and that existing gas lines were located in Newport Road. The PEIR noted that according to the Gas Company, gas service could be provided to the Specific Plan area from an existing main without any significant impact and that natural gas service would be provided in accordance with Company policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made. The PEIR determined that specific plans for gas distribution systems within the Specific Plan area would be made when more detailed plans for development were available. The PEIR determined that the Specific Plan applicant would coordinate with Southern California Gas Company to assure that adequate facilities are provide to the Specific Plan area at buildout. *Therefore, the PEIR determined that impacts would be less than significant.*

Telecommunications

The PEIR determined that impacts to telephone and cable television services would be less than significant with development of the Menifee Village Specific Plan.

Conclusion
Potentially significant impacts could occur if development of the project results in or requires relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The project represents the final phase of development of the Menifee Village Specific Plan. Because the PEIR determined that existing water, wastewater, and stormwater facilities would have the capacity to serve the Specific Plan at buildout, and because the project would result in similar development capacity to what was analyzed in the PEIR, the project would not require or result in the relocation or construction of new or expanded facilities. In addition, because existing electricity, natural gas, and telecommunications facilities serve the Specific Plan area, expansion or construction of these facilities will not be required. *Impacts from the project would be less than significant.*

(b) Sufficient Water Supplies. The PEIR noted that the Specific Plan area is located within the service area of Eastern Municipal Water District. The PEIR noted that the District indicated a consumption factor of 200 gallons per day (GPD) per person, and based on a projected population of 15,912 persons within the Specific Plan, the total daily water requirement was estimated at approximately 3.18 million gpd. The PEIR found that water would be supplied to the Specific Plan area through the District's existing water pipes in Newport Road and Lindenberger Road. It was found that this water was treated a filtration plant located adjacent to a wastewater reclamation facility located northwest of the intersection of Newport Road and Murrieta Road. It was found that an additional filtration plant was located east of Interstate 15-E (now Interstate 215) near Shadel Road, northwest of Sun City. It was noted that higher quality filtered water from Northern California would be available to the Specific Plan area within two years from the time the PEIR was written. The PEIR determined that although the District had adequate facilities to serve the Specific Plan area, that no final service commitment could be made until future development site plans had been finalized, and that requirements for storage facilities would have to be determined when the site design was finalized. The PEIR determined that the Specific Plan applicant would provide all in-tract facilities and pay all required fees levied by the District. It was determined that if water facilities needed extending, the applicant would pay for part or all costs, subject to reimbursement by applicants developing other projects in the project vicinity. The PEIR determined that a Water Facilities Capacity Charge of $300 per unit would be charged to pay for extension of existing facilities and future facilities that may be necessary. *Therefore, with these measures the PEIR determined that impacts to water supplies would be less than significant.*

Potentially significant impacts could occur if development of the project resulted in insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project represents the final phase of development of the Menifee Village Specific Plan. Because the PEIR determined that existing and future water supplies would have the capacity to serve the Specific Plan at buildout, and because the project would result in similar development capacity to what was analyzed in the PEIR, there would be sufficient water supplies to support the project. *Therefore, impacts from the project would be less than significant.*

(c) Wastewater Treatment Capacity. The PEIR found that the Specific Plan area was served by an Eastern Municipal Water District wastewater reclamation facility with a capacity of 1.0 million gpd in Sun City, northwest of the intersection of Newport Road and Murrieta Road. The PEIR noted that this plant, the Sun City Water Reclamation Facility (SCWRF), was operating at 60-70 percent of its daily capacity at the time the PEIR was written. The PEIR found that using a generation factor of 100 gpd of sewage generated per person, it was anticipated that the 15,912 persons living in the Specific Plan area upon completion would generate approximately 1.6 million gallons of sewage per day. The PEIR noted that the Specific Plan included new gravity fed sewers that would carry wastewater generated by occupants of the Specific Plan to the lowest point of the Specific Plan area, where Salt Creek passes beneath

Interstate 15-E (now Interstate 215). The PEIR noted that a lift station would be installed to pump wastewater under the freeway to the SCWRF via a proposed 36-inch sewer force main. The PEIR found that the addition of wastewater generated by occupants of the Specific Plan would necessitate expansion of the SCWRF and that the District had indicated that the SCWRF facility could be enlarged as demand warranted and that it would ultimately be expanded to treat approximately 5 million gallons per day. It was determined that the SCWRF facility would be enlarged in feasible increments, as determined by the District, and the sewer system, including expansion of the SCWRF facility, would be installed in accordance with the Riverside County Comprehensive Water and Sewerage Plan. *Therefore, the PEIR determined that development of the Specific Plan would have a less than significant impact on wastewater treatment capacity.*

Potentially significant impacts could occur if development of the project resulted in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The project represents the final phase of development of the Menifee Village Specific Plan. Because the PEIR determined that existing and future wastewater treatment facilities would have the capacity to serve the Specific Plan at buildout, and because the project would result in similar development capacity to what was analyzed in the PEIR, there would be sufficient wastewater treatment capacity to support the project. *Therefore, impacts from the project would be less than significant.*

(d) Solid Waste Infrastructure. The PEIR determined that the solid waste load of the Specific Plan combined with other large developments in the area in the area would shorten the life of the nearby landfill by 4 years. However, the PEIR noted that commercial and industrial developments in the Specific Plan area would be encouraged to practice waste resource recovery. The PEIR also noted that the Specific Plan applicant would install recycling bins for use by on-site residents. Finally, the PEIR noted that the Specific Plan developer would be encouraged to include trash compactors as a standard feature in new homes. *Therefore, with these measures the PEIR determined that impacts to solid waste disposal services would be less than significant.*

Potentially significant impacts could occur if development of the project generated solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project represents the final phase of development of the Menifee Village Specific Plan. Compliance with County waste reduction programs and policies would reduce the volume of solid waste entering landfills from the project. Individual development projects within the County are required to comply with applicable state and local regulations, thus reducing the amount of landfill waste by at least 50 percent. The project would increase the volume of solid waste generated in the County by approximately 1,995 tons per year. According to CalRecycle, solid waste facilities serving Riverside County are projected to have a combined annual disposal limit of 3,633,512 tons and an annual remaining lifetime capacity surplus of 154,709,576 tons in the year 2025 (CalRecycle, 2022). Combined remaining capacities at the landfills would be adequate to accommodate the project. *Therefore, impacts related to sufficient landfill capacity are anticipated to be less than significant.*

(e) Solid Waste Regulations. The PEIR did not analyze impacts related to solid waste regulations.

The project would comply with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. The project would not introduce new impacts or create more severe impacts related compliance with federal, State, and local statutes and regulations than those previously analyzed in the PEIR. *Therefore, impacts will be less than significant.*

Cumulative Impacts

The PEIR did not analyze cumulative utilities and service systems impacts. *However, cumulative utilities and service systems impacts related to development of the Planning Area with residential, commercial, and open space uses in conjunction with other development projects in the area were analyzed in the Environmental Impact Report prepared for the City of Menifee 2013 General Plan and were determined to be less than significant.*

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The project would not result in an increase in the number of potential residences in the Planning Area when compared to the previously approved Specific Plan and its amendments. The project would result in a negligible increase in the potential amount of commercial space in the Planning Area by up to 71,656 square feet. In addition, the project would reduce the number of low density dwelling units and increase the number of higher density dwelling units. As such, the project would not result in a substantial increase in development capacity such that new or more severe utilities and service systems impacts would occur. Finally, proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in significant utilities and service systems impacts. *Therefore, the cumulative utilities and service systems impact from the project would be less than significant.*

Conclusion

The PEIR concluded that utility and service demands of the entire Menifee Village Specific Plan would be less than significant, and no mitigation was required. Since the project represents the final phase of the development planned under the Specific Plan, the project would also have less than significant impacts related to utilities and services. The project would be within the scope of what is permitted by the Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.20 – Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Yes	Less than Significant Impact	No	No	No
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	Yes	Less than Significant Impact	No	No	No
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Yes	Less than Significant Impact	No	No	No
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Yes	Less than Significant Impact	No	No	No

Proposed project in relation to PEIR

(a) Impairment of Emergency Plans. The PEIR did not analyze impacts related to impairment of an adopted emergency response plan or emergency evacuation plans as a result of wildfire.

According to the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE), the northern portion of the Specific Plan area is designated as a Very High Fire Hazard Severity Zone in a Local Responsibility Area (LRA). The proposed residential subdivisions and commercial uses would be designed to meet state and local requirements for sufficient spacing between structures and clearance of brush. In addition, sufficient space would have to be provided around the proposed residential structures for emergency personnel and equipment access and emergency evacuation. There will be multiple points of ingress and egress for the proposed residential subdivisions. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. *Therefore, impacts related to impairment of emergency plans as a result of wildfire would be less than significant.*

(b) Pollutant Concentrations from Wildfire. The PEIR did not analyze impacts related to exposure of project occupants to pollution concentrations from wildfire.

The project represents the final phase of development of the Menifee Village Specific Plan. The project does not include development within any of the hillside areas in the northern portion of the Specific Plan area that are designated as a Very High Fire Hazard Severity Zone in an LRA. By avoiding development in these areas, the project would not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. *Therefore, impacts related to pollutant concentrations from wildfire would be less than significant.*

(c) Installation or Maintenance of Associated Infrastructure. The PEIR did not analyze impacts related to the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

The project represents the final phase of development of the Menifee Village Specific Plan. The Specific Plan area has been largely built out and the necessary infrastructure is in place to support the project. project roadways would connect to the existing roadway system in the area and utility connections would be made for sewer and electric services. Development would not occur in the hillside areas in the northern portion of the Specific Plan area that are designated as a Very High Fire Hazard Severity Zone in an LRA. By avoiding development in these areas, the project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. *Therefore, impacts related to installation or maintenance of associated infrastructure would be less than significant.*

(d) Post-Fire Slope Instability or Drainage Changes. The PEIR did not analyze impacts related to post-fire slope instability, or drainage changes.

The project area is relatively flat and no development is proposed in the hillside areas in the northern portion of the Specific Plan area that are designated as a Very High Fire Hazard Severity Zone in an LRA. By avoiding development in these areas, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Development of the project would comply with the California Uniform Building Code for grading and drainage. The project area is not subject to flooding or liquefaction. *Therefore, impacts related to post-fire slope instability or drainage changes would be less than significant.*

Cumulative Impacts

Neither the PEIR nor the Environmental Impact Report prepared for the City of Menifee 2013 General Plan analyzed cumulative wildfire impacts.

The Planning Area is located in a rapidly urbanizing area and is designated in the City's General Plan and Zoning Code for urban development. The Planning area is not located in or near a Very High Fire Hazard Severity Zone. The proposed residential subdivisions and commercial uses would be designed to meet state and local requirements for design such as the California Fire Code. The proposed land uses are consistent with other uses in the area and there is nothing unique about the proposed land uses that is expected to result in significant wildfire impacts. *Therefore, the cumulative wildfire impact from the project would be less than significant.*

Conclusion

The PEIR did not analyze impacts related to wildfire. The project would be within the scope of what is permitted by the Menifee Village Specific Plan and what was evaluated in the PEIR and would not produce new or substantially more severe environmental impacts. As such, no subsequent environmental analysis and no new mitigation are required.

Applicable PEIR and Proposed Project Mitigation Measures

There are no applicable PEIR or project mitigation measures.

4.21 – Mandatory Findings of Significance

	Effect Examined in Program EIR?	Conclusion in Program EIR?	Proposed Changes Involving New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Showing New or More Severe Impacts?
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?	Yes	Less than Significant with Mitigation Incorporated	No	No	No
b) Does the project have impacts that are individually limited, but cumulatively considerable?	Yes	Less than Significant with Mitigation Incorporated	No	No	No
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Yes	Significant and Unavoidable Impact	No	No	No

Proposed project in relation to PEIR

(a) Significant Biological or Cultural Impacts. As stated in Section 4.4 (Biological Resources), **Mitigation Measures PEIR-BIO-1** and **BIO-2** through **BIO-6** would be required to reduce impacts to biological resources to less than significant. Therefore, potential impacts to biological resources would be less than significant with incorporation of mitigation measures. As stated in Sections 4.5 (Cultural Resources) and 4.7 (Geology and Soils), **Mitigation Measures PEIR-CUL-1, PEIR-CUL-2, and PEIR-GEO-1** have been identified to mitigate potential impacts associated with the discovery of unanticipated subsurface historical, archaeological, tribal cultural, and/or paleontological resources (respectively) during excavation operations. *Therefore, adherence to regulatory requirements and the recommended mitigation measures would reduce potential impacts associated with cultural, historic, or paleontological resources to a less than significant level.*

(b) Cumulative Impacts. The proposed Planning Area is located within an area that has been designated for residential and commercial uses. The type, scale, and location of the project is consistent with and similar in intensity to what was evaluated in the PEIR, and the project is consistent with the General Plan and the zoning for the project site. Because of this consistency, the other potential cumulative environmental effects of the project would fall within those already identified in the PEIR. *Therefore, no cumulative impacts greater than those identified in the PEIR would result from either the construction or occupation of the project and implementation of the recommended project mitigation.*

(c) Substantial Adverse Effects on Human Beings. As detailed in the preceding responses, development of the project could result, either directly or indirectly, in significant adverse air quality, noise, and transportation effects to human beings even with incorporation of mitigation.

5 Applicable PEIR and Proposed Project Mitigation Measures

BIOLOGICAL RESOURCES

PEIR-BIO-1: Stephen's Kangaroo Rat. An extensive trapping program shall be conducted to fully determine the potential existence of this species on-site. If Stephen's kangaroo rat is found on-site, undisturbed coastal sage scrub should be retained where feasible. To help mitigate the impact of adjacent urban activities, public access into areas of coastal sage scrub should be limited.

MM-BIO-2: Preconstruction Paniculate Tarplant Survey. Prior to ground-disturbing activities, surveys for paniculate tarplant shall be conducted by a qualified biologist within the project site. Surveys shall be conducted during the appropriate blooming periods (April-November) to identify the species and collect seeds. If paniculate tarplant is found during the surveys, the individual plants shall be mapped via GPS and construction shall not commence in these areas until seed collection is completed. The seeds shall be collected and then dispersed at an appropriate mitigation bank or conservation area as approved by the City of Menifee and CDFW. A report shall be prepared documenting the results of the survey and seeding.

MM-BIO-3: Focused Rare Plant Surveys. Prior to project implementation, and during the appropriate blooming periods for special-status plant species with the potential to occur within the project site, a qualified botanist shall conduct a focused rare plant survey in areas containing suitable habitat for these species to determine their presence or absence. The surveys shall be floristic in nature (i.e., identifying all plant species to the taxonomic level necessary to determine rarity), and shall be inclusive of, at a minimum, areas proposed for disturbance.

If individual or populations of special-status plant species are found within the areas proposed for disturbance, measures to avoid and minimize impacts shall be recommended. The surveys and reporting shall follow 2018 CDFW and/or 2001 CNPS guidelines.

Although not expected, if State- and/or federally listed plant species are present and avoidance is infeasible, consultation with the CDFW and/or USFWS would be required and an Incidental Take Permit(s) from the CDFW and/or USFWS shall be obtained prior to the commencement of maintenance activities.

MM-BIO-4: Preconstruction Burrowing Owl Survey. In accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, (WRCRCA 2006), a preconstruction clearance survey shall be conducted by a qualified biologist no more than 30 days prior to initiating any ground-disturbing activities to avoid direct take of burrowing owl. Once the survey is completed, the qualified biologist shall prepare and submit a final report documenting the results of the clearance survey to the City Menifee for review and file. If no burrowing owl or occupied burrows are detected, project activities may begin, and no additional avoidance or minimization measures would be required. However, if an occupied burrow is found in the project impact area during the preconstruction clearance survey, a burrowing owl avoidance and minimization plan shall be prepared and submitted to the CDFW for review and approval prior to initiating project activities.

MM-BIO-5: **Preconstruction Nesting Bird Survey.** Within 30 days of ground-disturbing activities associated with project implementation that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present on the project site. The surveys shall continue on a weekly basis, with the last survey being conducted no more than three days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground-disturbing activities.

If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFW, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

MM-BIO-6: **MSHCP DBESP and Mitigation.** The project shall prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) report, the goal of which is to demonstrate that the proposed mitigation is biologically equivalent or superior to the existing conditions on the project site if left undisturbed. This would include a habitat mitigation and monitoring plan (HMMP) describing the functions and values of the resource pre- and post-project development, and relative to mitigation implementation. Details shall include the location of the mitigation area, type of mitigation, acreages, weeding plan, when the mitigation would be implemented, success criteria, monitoring plan, reporting, management entity, and contingency plan in the event the mitigation is not successful. The HMMP shall require review and approval by the City, WRCRCA, USFWS, and CDFW, prior to project implementation. Mitigation for vernal pools shall be protected in perpetuity.

MM-BIO-7: **Aquatic Resource Delineation Report and Vernal Pools Watershed Study.** A formal jurisdictional delineation shall be prepared prior to ground-disturbing activities to confirm jurisdictional limits of aquatic resources within the project site that may be subject to CDFW and RWQCB jurisdiction. In addition, a vernal pool watershed study shall be prepared to determine impacts to the vernal pool watershed, which would also require mitigation for direct and indirect impacts.

CULTURAL RESOURCES

PEIR-CUL-1: Eleven distinct historical features have been identified on the project site. It is suggested that three of "Low" sensitivity (H#4, 5A, 6) simply be monitored by a historian while grading occurs; one (H#3) (historic rock wall) of "Medium" sensitivity be mapped, recorded and photo-graphed; and seven (H#1 (French adobe), 1A, 2 (Olive Green residence), 2A, 5, 7, 7A) classified with "High" sensitivity be tested prior to construction to verify or negate the possibility of subsurface amenities within these clusters. Testing would be accomplished by a backhoe program. Areas devoid of subsurface amenities would then be cleared of mitigation. Areas with subsurface resources could be preserved by salvaging or by changes in site design.

PEIR-CUL-2: As noted in Table IV, List of Resources by Planning Areas and Sensitivity, the sensitivity of sites RIV-1164 and RIV-1165 is considered "Medium". The Native American

Observer, Mr. Vince Ibanez, has agreed that mapping, photographing and recording the bedrock milling slicks is sufficient mitigation of RIV-1164 and RIV-1165.

GEOLOGY AND SOILS (PALEONTOLOGICAL RESOURCES)

PEIR-GEO-1: If fossil remains are encountered during grading operations, the area should be flagged off and equipment directed to another area of the project. A paleontological consultant or a staff member of a paleontological institution such as the Natural History Museum of Los Angeles County or the University of California, Riverside should be notified to assess the find and to suggest mitigations.

6 References

6.1 – List of Preparers

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6.2 – Persons and Organizations Consulted

None

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