

## 4.2 AGRICULTURE AND FORESTRY RESOURCES

This section evaluates the potential for Project implementation to impact agriculture and forestry resources. This section also discusses the existing setting of agriculture and forestry resources within and near the city of Menifee and sets forth the relevant regulatory requirements that apply to the analysis of the Project's potential impact on agriculture and forestry resources. This section is based on information provided by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), the United States Department of Agriculture (USDA), the California Department of Forestry and Fire Protection, the Natural Resources Conservation Service (NRCS), the County of Riverside Agricultural Commissioner's Office, the County of Riverside General Plan (2021), the City of Menifee 2013 General Plan, the City of Menifee 2013 General Plan Environmental Impact Report (EIR), and SP 301, Amendment No. 1, EIR.

### 4.2.1 Scoping

The City of Menifee (City) received ten comment letters during the public review period of the Notice of Preparation (NOP). For copies of the NOP comment letters, refer to **Appendix A-1** of this Environmental Impact Report (EIR). No comment letters included comments related to agriculture and forestry resources.

### 4.2.2 Methodology

Impacts to agriculture and forestry resources were assessed based on documents and maps from the DOC, the County of Riverside Agricultural Commissioner's Office, the City of Menifee's General Plan and General Plan EIR, and the EIR prepared for SP 301, Amendment No. 1.

Pursuant to the DOC FMMP, all lands within California are classified into one of seven map categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land. A description of each FMMP category is provided in **Section 4.2.4**. CEQA statute Sections 21095 and 21060.1(a) and the *State CEQA Guidelines* Appendix G define three of the FMMP Farmland categories—Prime Farmland, Unique Farmland, and Farmland of Statewide Importance—as agricultural lands for purposes of CEQA analysis and acknowledge that their conversion to nonagricultural uses may be considered a significant impact. In accordance with *State CEQA Guidelines* Appendix G, impacts to agricultural resources were evaluated for the Project's potential to convert Important Farmland (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) to nonagricultural uses.

Impacts to forestry resources were considered for the Project's potential to convert or accelerate deterioration of forestry resources. The California Forests and Rangelands 2017 Assessment defines forest/forests as "a biological community of plants and animals that is dominated by tree and other wood plants; by definition in the Assessment, all lands with greater than 10 percent tree canopy cover including all California Wildlife Habitat Relationships types in the Conifer Forest, Conifer Woodland, Hardwood Forest and Hardwood Woodland land cover classes."<sup>1</sup> The California Public

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<sup>1</sup> California Department of Forestry and Fire Protection, Fire and Resource Assessment Program, California's Forests and Rangelands 2017 Assessment. Page 286. <https://frap.fire.ca.gov/media/4bavn5pw/assessment2017.pdf>. Accessed August 3, 2022.

Resources Code (PRC) defines forest land as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”<sup>2</sup> This information was used in this chapter of the EIR to assess potential impacts to forestry resources on the Project site.

Agriculture and forestry resources impacts that can result from Project-related activities were evaluated qualitatively based on Project conditions, expected construction practices, locations, duration of construction, and operational activities.

### 4.2.3 Existing Environmental Setting

The proposed Project is located in Menifee, Riverside County, California. This section discusses the status of agricultural and forestry resources within Riverside County, Menifee, and the Project site.

#### 4.2.3.1 Riverside County

**Agricultural Resources.** Agricultural land use in Riverside County is one of the most important economic and historic uses. The Agricultural (AG) land use designation was established by the County of Riverside to help conserve productive agricultural lands within the county. These include lands occupied by row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Residential density is permitted on parcels designated as Agricultural land uses at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger.

In 2020, the gross value of agricultural production in the county was approximately 1.4 billion dollars (\$1,418,220,000), which represents an increase of \$97 million (7.3 percent) compared to 2019.<sup>3</sup> The largest increase (21 percent) occurred in nursery production followed by an 18.5 percent increase in livestock and poultry production. Vegetable crops had a 5.6 percent decrease in value during 2020 when compared to 2019. Agriculture was the largest industry by dollar value in Riverside County in 2020.<sup>4</sup>

**Table 4.2.A: Riverside County Agricultural Production Value 2016 vs. 2020** shows the value of agricultural production in 2016 versus 2020 and provides a percent change between these years in Riverside County.

Overall, citrus had the highest drop in value (36.75 percent) between 2016 and 2020. Field and seed (60.64 percent) and nursery (64.71 percent) values had the highest increase in value between 2016 and 2020.

<sup>2</sup> California Public Resources Code Section 12220(g).

<sup>3</sup> County of Riverside Agricultural Commissioner’s Office. *Riverside County Agricultural Production Report 2020*. Page 4 of pdf. <https://www.rivcoawm.org/Portals/0/PDF/2020-Crop%20Report.pdf>. Accessed August 3, 2022.

<sup>4</sup> Ibid.

**Table 4.2.A: Riverside County Agricultural Production Value  
2016 vs. 2020**

Agricultural Category	2016 Value	2020 Value	Percent Change
Citrus	\$200,101,000	\$126,567,000	-36.75%
Tree and Vine	\$227,444,000	\$282,840,000	24.36%
Vegetable, Melons, Misc.	\$365,157,000	\$334,440,000	-8.41%
Field and Seed	\$97,184,000	\$156,114,000	60.64%
Nursery	\$150,426,000	\$247,765,000	64.71%
Apiculture	\$5,082,000	\$5,858,000	15.27%
Aquaculture	\$4,624,000	\$4,596,000	-0.61%
Livestock and Poultry	\$225,758,000	\$260,040,000	15.19%
<b>Total</b>	<b>\$1,275,776,000</b>	<b>\$1,418,220,000</b>	<b>11.17%</b>

Source 1: County of Riverside Agricultural Commissioner’s Office. Riverside County Annual Crop Report 2020. <https://www.rivcoawm.org/Portals/0/PDF/2020-Crop%20Report.pdf>. Page 5 of pdf.

Source 2: Riverside County Annual Crop Report 2016. Page 7 of pdf. <http://www.rivcoawm.org/Portals/0/Publications/Crop-Reports-EntireCounty/2016-crop-report.pdf>. Accessed August 3, 2022.

The most recent agricultural land conversion data available for Riverside County are for the 2016–2018 period and were obtained through the DOC FMMP.<sup>5</sup> Land converted in this period is shown in **Table 4.2.B: Riverside County Agricultural Land Conversion 2016–2018**. In summary, for the 2-year period from 2016 to 2018, the total amount of Important Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) inventoried decreased by 1,152 acres, and the total amount of agricultural land that was inventoried in the county decreased by 6,325 acres.

**Table 4.2.B: Riverside County Agricultural Land Conversion 2016–2018**

Land Use Category	Total Acreage Inventoried		2016–2018 Acreage Changes
	2016	2018	Net Acreage Changed
Prime Farmland	117,486	116,926	<560>
Farmland of Statewide Importance	43,757	43,610	<147>
Unique Farmland	32,566	32,121	<445>
<b>Important Farmland Subtotal</b>	<b>193,809</b>	<b>192,657</b>	<b>&lt;1,152&gt;</b>
Farmland of Local Importance	226,029	221,201	<4,828>
Grazing Land	110,202	109,857	<345>
<b>Agricultural Land Subtotal</b>	<b>530,040</b>	<b>523,715</b>	<b>&lt;6,325&gt;</b>
Urban and Built-Up Land	334,445	342,584	8,139
Other Land	1,017,634	1,020,057	2,423
Water Areas	62,361	58,124	<4,237>
<b>Total Area Inventoried</b>	<b>1,944,480</b>	<b>1,944,480</b>	<b>0</b>

Source: California Department of Conservation, Division of Land Resource Protection. Table A-25 Riverside County 2016–2018 Land Use Conversion, <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx>. Accessed August 3, 2022.

<sup>5</sup> California Department of Conservation, Division of Land Resource Protection. Table A-25 Riverside County 2016–2018 Land Use Conversion, <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx>. Accessed August 3, 2022.

**Forestry Resources.** The Cleveland and San Bernardino National Forests, which are part of the Santa Ana Mountains and the San Bernardino and San Jacinto Mountains, respectively, are the only forested land within Riverside County. At lower elevations in Riverside County, these forests are commonly bordered by mixed evergreen forest, oak woodlands, and chaparral. The County designates forest land within its boundary as the following: High Coniferous Forests, Coniferous Forests, Montane Forests, Lowland Forests/Woodlands, and Desert Woodlands.<sup>6</sup> [City of Menifée](#)

**Agricultural Resources.** According to the City of Menifée General Plan EIR, approximately 33 percent of the General Plan planning area is developed with residential land uses. Agricultural uses (agriculture crops, dairy, and nursery) account for 6 percent of the General Plan land area. Education, commercial, industrial, manufacturing, utilities, golf courses, and local park and recreational uses account for approximately 10 percent of land uses within the city. The largest portion of land within the city (approximately 38 percent) is undeveloped; however, most of this vacant land is entitled for development by the City.<sup>7</sup> At the time the City's General Plan was approved in 2013, approximately 77 acres (4 parcels) of land within the city were under Williamson Act contracts; however, these contracts expired on January 1, 2017.<sup>8</sup> Therefore, there are currently no Williamson Act contracts in the city.

Agricultural activity in the Menifée area is not a major source of revenue and employed approximately 0.08 percent of the total Menifée labor force in 2018.<sup>9</sup> Since the reporting includes agricultural, forestry, mining, fishing, and hunting, the percentage of the city's labor force involved in agriculture production is probably less than 0.08 percent.

According to FMMP 2018 data, Menifée has a total of 419.3 acres of Important Farmland, which consists of 159.1 acres of Statewide Importance, 131 acres of Prime Farmland, and 129.3 acres of Unique Farmland.<sup>10</sup>

Conversion of farmland of various types to other uses within the Menifée area is an ongoing process that is expected to continue as marginal agricultural lands that are no longer in active agricultural use are developed pursuant to the City's General Plan and Zoning Code.

**Forestry Resources.** The City of Menifée does not have any areas designated in its General Plan as forest land or timberland for production or resource management.

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<sup>6</sup> County of Riverside. County of Riverside General Plan Chapter 5 Multipurpose Open Space Element. Figure OS-3a Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas. December 8, 2015.

<sup>7</sup> City of Menifée. City of Menifée General Plan EIR, Chapter 3 Environmental Setting. Pages 3-10 and 3-11. September 2013.

<sup>8</sup> City of Menifée. City of Menifée General Plan EIR, Chapter 5 Agricultural Resources. Page 5.2-5. September 2013.

<sup>9</sup> City of Menifée. City of Menifée 6th Cycle, 2021-2029 Housing Element. Table 2-5, <https://www.cityofmenifée.us/DocumentCenter/View/14789>. Accessed July 31, 2022.

<sup>10</sup> California Department of Conservation, Farmland Mapping and Monitoring Program. 2018 Riverside County Data. <https://gis.conservation.ca.gov/portal/home/group.html?id=b1494c705cb34d01acf78f4927a75b8f#overview>. Accessed August 8, 2022.

#### 4.2.3.3 Project Site

**Agricultural Resources.** The approximately 590.3-acre Project site consists of undeveloped land, a majority of which is agricultural land currently being used for grain crop production. The Project site and surrounding areas were assessed to determine the presence of any farmland, agricultural land, or forest/timberland, and whether the Project would impact any present resources. The DOC FMMP<sup>11</sup> designates the Project site as “Farmland of Local importance.” Farmland of Local Importance is defined as land of importance to the local agricultural economy as determined by each county’s board of supervisors and a local advisory committee. In Riverside County, Farmland of Local Importance includes the following:<sup>12</sup>

- Soils that would be classified as Prime or Statewide but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat.
- Lands producing crops that are major for Riverside County but not listed as Unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report: permanent irrigated pasture, summer squash, okra, eggplant, radishes, and watermelons.
- Dairylands, including corrals, pasture, milking facilities, and hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by city or county ordinance as Agricultural Zones or Contracts, which includes Riverside City “Proposition R” lands. Lands planted with jojoba that are under cultivation and of producing age.

**Figure 4.2-1: Farmland Classifications** shows Important Farmland (and non-Important Farmland) designations on the Project site and vicinity as defined by Appendix G of the *State CEQA Guidelines*. The Project site is not under a Williamson Act contract, as there are no active Williamson Act contracts in the city.<sup>13</sup>

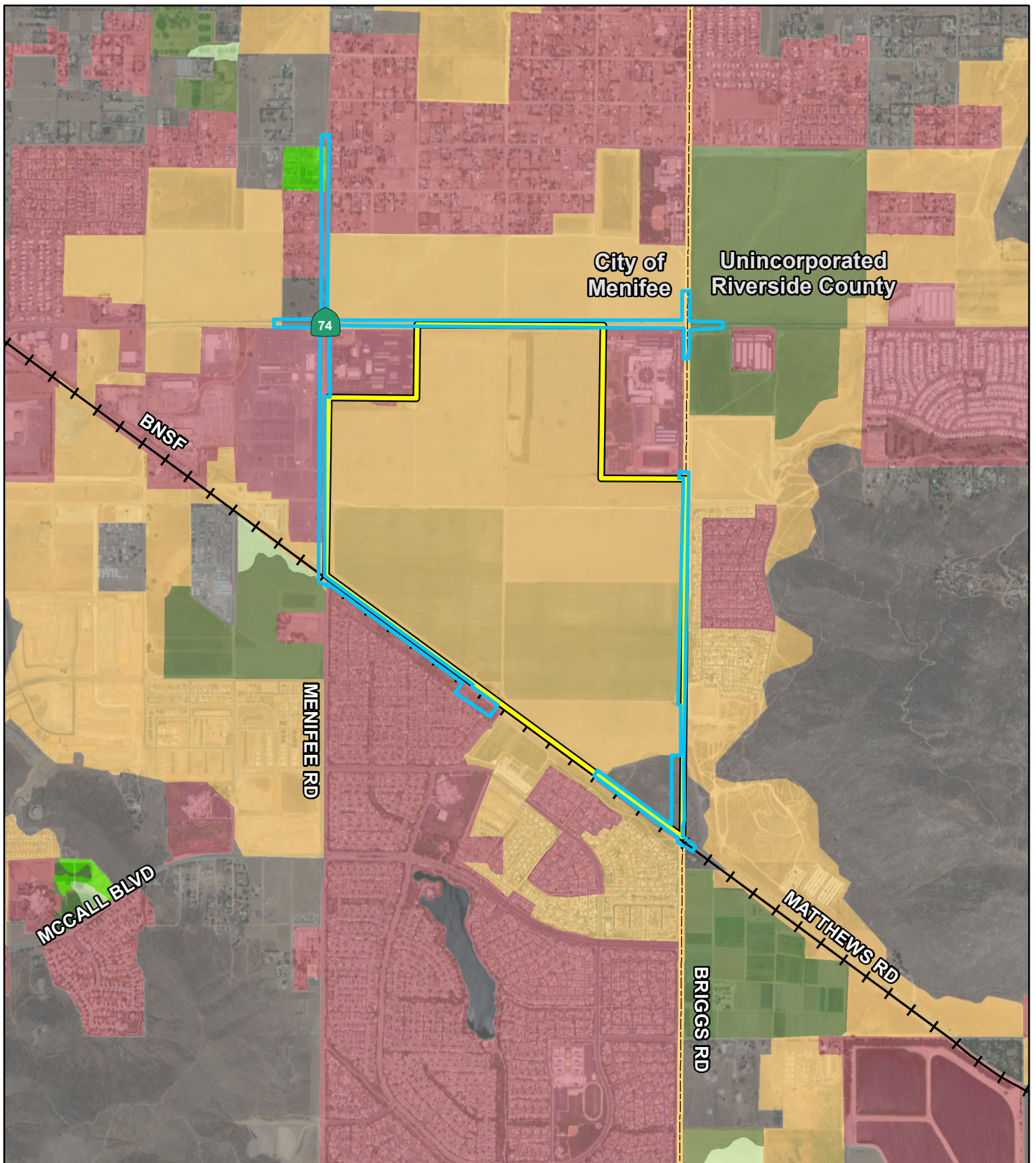
The City’s General Plan and Zoning Code designates the Project site as Menifée Valley Ranch Specific Plan (SP). The Menifée Valley Ranch Specific Plan permits several different uses on the Project site, including parks, open space, greenbelt, and residential uses.

<sup>11</sup> California Department of Conservation. California Important Farmland Finder. <https://maps.conservation.ca.gov/dlrp/ciff/app/>. Accessed August 3, 2022.

<sup>12</sup> City of Menifée. General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Chapter 5 Environmental Analysis. Page 5.2-3. September 2013.

<sup>13</sup> Ibid. Page 5.2-5.

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LSA

LEGEND

- Menifee Valley Specific Plan Site
- Off-Site Improvement Area
- City Boundary

Important Farmland Categories

- P - Prime Farmland
- S - Farmland of Statewide Importance
- U - Unique Farmland

Non-Important Farmland Categories

- L/LP - Farmland of Local Importance
- D - Urban and Built-Up Land
- X - Other Land

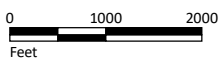


FIGURE 4.2-1

Menifee Valley Specific Plan EIR

Farmland Classifications

SOURCE: Google Imagery (2021); California Department of Conservation FMMP (2018)

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**Forestry Resources.** The Project site is occupied with undeveloped agricultural land. The Project site does not have any areas designated as forest land or timberland for production or resource management.

#### 4.2.4 Regulatory Setting

This section includes applicable federal, State, regional, and City regulations.

##### 4.2.4.1 Federal Regulations

The Project site is privately owned; as such, federal regulations regarding agricultural and forestry resources do not apply to the Project site.

##### 4.2.4.2 State Regulations

**California Department of Conservation Farmland Mapping and Monitoring Program.** Pursuant to Government Code Section 65570, the DOC FMMP compiles consistent, timely, and accurate data to decision makers for use in planning for the present and future of California's agricultural land resources. FMMP provides maps and statistical data to the public, academia, and local, state, and federal governments on the nature, location, and extent of farmland, grazing land, and urban built-up areas in the State to assist in making informed decisions for the best utilization of California's farmland. Government Code Section 65570 mandates FMMP to biennially report to the Legislature on the conversion of farmland and grazing land and to provide maps and data to local governments and the public. The FMMP also was directed to prepare and maintain an automated map and database system to record and report changes in the use of agricultural lands. These maps combine soil survey and current land use information from the USDA and NRCS to provide an inventory of agricultural resources in each county. The maps show urbanized lands and a qualitative sequence of agricultural designations. Pursuant to the FMMP, all lands within California are classified into one of seven map categories. The minimum mapping unit is generally 10 acres, except as otherwise noted.<sup>14</sup>

Provided below is a description of the various map categories established by the FMMP, assessing the importance of agricultural land based on factors such as soil characteristics, climate, and water supply:

- **Prime Farmland:** The best combination of physical and chemical features and able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Farmland of Statewide Importance:** Similar to Prime Farmland but with minor shortcomings, such as steeper slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.

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<sup>14</sup> California Department of Conservation. *A Guide to the Farmland Mapping and Monitoring Program*. 2004. Page 6. file:///C:/Users/CDavis/Downloads/fmmp\_guide\_2004.pdf. Accessed August 19, 2022.

- **Unique Farmland:** Lesser-quality soils used for the production of the State’s leading agricultural crops. This land is usually irrigated but may include unirrigated orchards or vineyards. Land must have been cultivated at some time during the 4 years prior to the mapping date.
- **Farmland of Local Importance:** Land of importance to the local economy, as defined by each county’s local advisory committee and adopted by its board of supervisors. This refers to all farmable lands in the county that do not meet the definitions of Prime, Statewide, or Unique. This includes land that is or has been used for irrigated pasture, dryland farming, confined livestock and dairy, poultry facilities, aquaculture, and grazing land.
- **Grazing Land:** This type of land is occupied with vegetation suited to grazing livestock. This category was developed in cooperation with the California Cattleman’s Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit is 40 acres.
- **Urban and Built-Up Land:** This type of land is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Common examples of land uses include residential, industrial, commercial, institutional facilities, public administrative purposes, railroad and transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures, and other developed purposes.
- **Other Land:** This type of land is not included in any other mapping category. Common examples include low-density rural developments; brush, timber wetland, and riparian area not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development that is greater than 40 acres is mapped as Other Land.

**Williamson Act and Farmland Security Act.** The California Land Conservation Act of 1965 (CLCA), better known as the Williamson Act (Cal. Gov. Code §51200 et. seq.), enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Pursuant to Government Code § 51230, counties and cities may establish Agricultural Preserves, which define boundaries of those areas within which the city or county will be willing to enter into contracts pursuant to the CLCA. Contracts pursuant to the CLCA only are allowed for areas within established Agricultural Preserves. Williamson Act contracts have a minimum term of 10 years, with renewal occurring automatically each year, although local governments can establish initial contract terms for longer periods of time. The contracts run with the land and are binding on all successors in interest of the landowner. Only land located within an Agricultural Preserve is eligible for Williamson Act contracts. An Agricultural Preserve defines the boundary of an area within which a city or county would enter into contracts with landowners. The boundary is designated by resolution of the board of supervisors or city council having jurisdiction. The rules of each Agricultural Preserve specify the uses allowed. Land uses within an Agricultural Preserve must be agricultural in nature or other such uses that are not incompatible with

agricultural uses as identified by the local government for the duration of the contract. Agricultural Preserves generally must be at least 100 acres in size; however, a city or county may allow for lesser acreage if a finding is made that the characteristics of the agricultural enterprises in the area are unique and that the establishment of preserves of less than 100 acres is consistent with the general plan of the county or city.

In return for entering into a contract, the landowner is granted preferential taxes that are based upon agricultural and related land uses rather than fair market value. Contracts may be exited at the option of the landowner or local government by initiating the process of term nonrenewal. Under this process, the remaining contract term (9 years in the case of an original term of 10 years) is allowed to lapse, with the contract null and void at the end of the term. During the nonrenewal process, the annual tax assessment continually increases each year until it is equivalent to current tax rates at the end of the nonrenewal period. Under a set of specifically defined circumstances, a contract may be cancelled without completing the process of term nonrenewal. Contract cancellation, however, involves a comprehensive review and approval process, and the payment of a fee by the landowner.

In August 1998, Senate Bill (SB) 1182 established the Farmland Security Zone (FSZ) provisions of the Williamson Act. An FSZ is created within an Agricultural Preserve by County Board of Supervisors' approval and at the request of a landowner or group of landowners. FSZ contracts offer landowners greater property tax reductions in return for an initial contract term of 20 years, with renewal occurring automatically each year. Land restricted by an FSZ contract is valued for property assessment purposes at 65 percent of its Williamson Act valuation, or 65 percent of its Proposition 13 valuation, whichever is lower. New special taxes for urban-related services must be levied at an unspecified reduced rate unless the tax directly benefits the land or living improvements. Cities and special districts that provide nonagricultural services are generally prohibited from annexing land enrolled under an FSZ contract. Similarly, school districts are prohibited from taking FSZ lands for school facilities.

**Z'Berg-Nejedly Forest Practice Act.** The Z'Berg-Nejedly Forest Practice Act (Forest Practice Act) identifies operating methods and procedures that seek to protect fish, wildlife, forests, and streams within timber harvesting areas. The Forest Practice Act is intended to achieve "maximum sustained production of high-quality timber products...while giving consideration to values relating to recreation, watershed, wildlife, range and forage, fisheries, regional economic vitality, employment and aesthetic enjoyment."<sup>15</sup> The regulations created by the Forest Practice Act define factors such as the size and location of harvest areas, include measures to prevent unreasonable damage to residual trees, and address the protection of riparian areas, water courses and lakes, wildlife, and habitat areas. **Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act.** According to the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act<sup>16</sup> enacted in 1976, counties must provide for the zoning of land used for growing and harvesting timber as Timberland Production Zones (TPZs). TPZs were established to preserve and protect timberland from conversion to other uses and avoid land use conflicts.

<sup>15</sup> Public Resources Code Section 4513[b].

<sup>16</sup> California Government Code Sections 51110–51119.5: Article 2).

**Timberland Productivity Act.** The Timberland Productivity Act represents the Legislature’s declared intent “to fully realize the productive potential of the forest resources and timberlands of the state.” The Act imposes mandatory restrictions on parcels zoned as timberland production. Such parcels “shall be zoned so as to restrict their use to growing and harvesting timber and to compatible uses.”<sup>17</sup> In exchange, property owners are required to pay property taxes on the land based solely on its value for timber harvest, and not for its development potential, as is the case with qualifying agricultural and open space lands under the Williamson Act. Government Code Section 51104(g) of the Timberland Productivity Act defines “timberland production zone” as an area that has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. Compatible uses are defined under Section 51104(h) and include management for watershed; management for habitat or hunting and fishing; access roads and staging areas for timber harvesting; gas, electric, water, or communication transmission facilities; grazing; or a residence or other structure necessary for timber management.

**California Government Code.** Section 51104(g) defines “timberland production zone” to mean an area that has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. Compatible uses are defined under Section 51104(h). [Regional Regulations](#)

**County of Riverside Right-to-Farm Ordinance (No. 625.1).** The Right-to-Farm Ordinance conserves, protects, and encourages the development, improvement, and continued viability of agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the county’s residents. The Right-to-Farm Ordinance also attempts to balance the rights of farmers to produce food and other agricultural products with the rights of nonfarmers who own, occupy, or use land within or adjacent to agricultural areas. It is the intent of this ordinance to reduce the loss to the county of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. Prospective buyers of property adjacent to agricultural land shall be notified through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County’s Right-to-Farm Ordinance.

#### 4.2.4.4 Local Regulations

**City of Menifee General Plan, Open Space and Conservation Element.** The Open Space and Conservation Element of the City’s General Plan describes existing agricultural resources in the city. The following goals and policies are related to the conservation of agricultural resources:

**Goal OSC-6:** High value agricultural lands available for long-term agricultural production in limited areas of the city.

**Policy OSC-6.1:** Protect both existing farms and sensitive uses around them as agricultural acres transition to more developed land uses.

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<sup>17</sup> Government Code Section 51115.

#### 4.2.5 Thresholds of Significance

The City has not established local California Environmental Quality Act (CEQA) significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. Therefore, significance determinations utilized in this section are from Appendix G of the *State CEQA Guidelines*. According to Section II of Appendix G of the *State CEQA Guidelines*, the Project would result in a significant impact to agriculture and forestry resources if the Project or any Project-related component would:

- Threshold 4.2-1:** 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?
- Threshold 4.2-2:** Conflict with existing zoning for agricultural use or a Williamson Act contract?
- Threshold 4.2-3:** 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))?
- Threshold 4.2-4:** Result in the loss of forest land or conversion of forest land to non-forest use?
- Threshold 4.2-5:** Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

#### 4.2.6 Project Impacts

##### 4.2.6.1 Conversion of Farmland

- Threshold 4.2-1:** Would the Project convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Sections 21095 and 21060.1(a) of the CEQA statute and the *State CEQA Guidelines* Appendix G define three of the FMMP's Farmland categories—Prime Farmland, Unique Farmland, and Farmland of Statewide Importance—as agricultural lands for purposes of CEQA analysis and acknowledge that their conversion to nonagricultural uses may be considered a significant impact. The DOC FMMP was reviewed to determine if the Project site is designated as Important Farmland (i.e., Prime Farmland, Unique Farmland, or Farmland of Statewide Importance). The FMMP indicates the Project site is designated with 590.3 acres of Farmland of Local Importance, which is not considered Important Farmland pursuant to Appendix G of the *State CEQA Guidelines*. Therefore, the conversion of Farmland of Local Importance to non-agricultural uses is not considered a significant impact to agricultural lands.

Additionally, the conversion of agricultural land on the Project site to non-agricultural uses was evaluated in the EIR prepared for SP 301, Amendment No. 1, which encompasses the Project site.

According to the EIR, the SP 301 site was designated by the DOC to contain areas mapped as “Prime Farmland”, “Statewide Important Farmland” and “Local Important Farmland”. At the time the EIR was prepared, the Project site was mapped as “Prime Farmland”.<sup>18</sup> According to the DOC FMMP Time Series<sup>19</sup>, the Project site was designated as “Prime Farmland” up until at least 1998 but was changed to “Local Important Farmland” by 2000. Therefore, the FMMP designation for the Project site was revised from “Prime Farmland” to “Farmland of Local Importance” sometime between 1998 and 2000.

The EIR for SP 301 Amendment No. 1 determined the buildout of SP 301 would convert these areas to urban uses, precluding any further agricultural production.<sup>20</sup> Additionally, the EIR determined the SP 301 site was not designated for agricultural uses by the Riverside County General Plan, and was designated for residential, commercial, recreational, and public uses in accordance with SP 301. According to the EIR, the County requires proposed nonagricultural land uses located in agricultural areas to be evaluated for the conversion of agricultural land to other uses, which includes the review of “historic and existing agricultural uses of the land, public services serving the area, spoil conditions, water usage and water distribution system, and economic factors.”<sup>21</sup> Therefore, with approval of nonagricultural land uses prescribed in SP 301, the County determined that agricultural land on the Project could be converted to other uses. The EIR concluded impacts related to agriculture would be less than significant.

No Prime Farmland, Farmland of Statewide Importance, or Unique Farmland are classified on the Project site; therefore, Project implementation would not convert Important Farmland to nonagricultural uses. **No impact** would occur.

**Level of Significance Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Level of Significance After Mitigation:** No Impact.

**Off-Site Improvements.** Implementation of the Project would result in physical disturbance to up to 59.0 acres for the installation of off-site improvements including roadway improvements to existing roadways (e.g. Menifee Road, SR-74, and Briggs Road), utility connections (e.g. water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south.

The widening of these existing roadways would be in conformance with the City’s General Plan Circulation Element. Off-site improvements along Menifee Road (north of the intersection of Matthews Road and Menifee Road), SR-74 (west of the intersection of SR-74 and Briggs Road), and

<sup>18</sup> City of Menifee. *Specific Plan No. 301, Amendment No. 1, EIR No. 423*. Figure No. V.B-4. November 2002.

<sup>19</sup> California Department of Conservation. n.d. *Farmland Mapping and Monitoring Program, Important Farmland Time Series*. Website: <https://maps.conservation.ca.gov/dlrp/ciftimeseries/> (accessed September 25, 2023).

<sup>20</sup> *Ibid.* Pages V.B-123 and 124.

<sup>21</sup> *Ibid.* Page V.B-17

Briggs Road (south of Heritage High School) are designated as Farmland of Local Importance, which is not considered an Important Farmland Category pursuant to Appendix G of the *State CEQA Guidelines*. Off-site improvements along Briggs Road at the intersection of Briggs Road and SR-74 are designated as Prime Farmland. Additionally, off-site improvements along Menifee Road include areas mapped as Unique Farmland. Therefore, off-site improvements would convert areas mapped as Important Farmland to urbanized land. However, these roadways are already developed, and the Project's proposed off-site improvements would widen these roads in accordance with the City's General Plan Circulation Element. The City's General Plan EIR evaluated impacts related to agricultural lands and determined "General Plan buildout would convert mapped Important Farmland to non-agricultural uses"<sup>22</sup> and impacts would be potentially significant without mitigation. The City's General Plan EIR concluded "no mitigation measures are available that would reduce mapped farmland impacts to less than significant. State-designated farmland impacts are significant and unavoidable".<sup>23</sup> As such, construction and operation of off-site improvements have already been evaluated in the City's General Plan EIR which was certified with CEQA Findings and an adopted Statement of Overriding Considerations for significant impacts. Impacts would be **less than significant**, and no mitigation is required.

**Off-Site Roadway Improvements.** Implementation of the Project would also result in off-site roadway improvements to address traffic impacts in conflict with the General Plan Circulation Element policies that strive to maintain desired LOS. These roadway improvements, which include widening and additional turn lanes as required, include Matthews Road/Case Road (between McLaughlin Road and Ethanac Road), McLaughlin Road (between Matthews Road/Case Road and Menifee Road), and McCall Boulevard (between Encanto Drive and Menifee Road). These roadway improvements were identified in the General Plan Circulation Element and included in the Final General Plan Environmental Impact Report (EIR) certified by the City on December 18, 2013 (Certified 2013 EIR).

The Certified 2013 EIR found that implementation of the General Plan, which includes the off-site roadway improvements, would result in the conversion of 522 acres of designated Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to a non-agricultural use. Therefore, impacts associated with the conversion of agriculture to non-agricultural use would be considered significant. However, the EIR indicated that the City does not have any prohibitions that prevent the transition of agricultural land uses to urban land uses and the City's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agriculture uses which are becoming less economically viable. In addition, off-site improvement areas are existing roadways and are not zoned for agricultural use. As such, off-site roadway improvement impacts associated with the conversion of agriculture to non-agricultural use with implementation of the Project would be **less than significant**. No mitigation is required.

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<sup>22</sup> City of Menifee. General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Chapter 5 Environmental Analysis. Page 5.2-15. September 2013.

<sup>23</sup> *Ibid.* Page 5.2-16.

**Significance Determination Prior to Mitigation:** Less Than Significant.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Significance Determination After Mitigation:** Less Than Significant.

#### 4.2.6.2 Conflict with an Agricultural Zoning or a Williamson Act Contract

**Threshold 4.2-2: Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract?**

The Project site is zoned Menifee Valley Ranch Specific Plan (SP) and is not zoned for agricultural use. The Menifee Valley Ranch Specific Plan allows for many different uses within the Project site which include parks, open space, greenbelt, and residential at various densities including medium high (5.1–8 dwelling units per acre) and medium (2.1–5 dwelling units per acre). The proposed Project entails the detachment of the Project site from the northern portion of the Menifee Valley Ranch Specific Plan No. 301 and the establishment of a new, proposed Menifee Valley Specific Plan (proposed Project). In addition to residential and open spaces uses, the proposed Project would include public facility, commercial, business park, and commercial business park uses on the Project site.

The Project site is not under a Williamson Act contract, as there are no active Williamson Act contracts in the city.<sup>24</sup> Implementation of the proposed Project would therefore not conflict with existing zoning for agricultural use or conflict with a Williamson Act contract. **No impact** would occur, and no mitigation is required.

**Level of Significance Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Level of Significance After Mitigation:** No Impact.

**Off-Site Improvements.** Implementation of the Project would result in physical disturbance to up to 59.0 acres for the installation of off-site improvements including roadway improvements to existing roadways (e.g. Menifee Road, SR-74, and Briggs Road), utility connections (e.g. water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south. The widening of these existing roadways would be in conformance with the City's General Plan Circulation Element. Off-site improvement areas are existing roadways and are not zoned for agricultural use. As discussed above, there are no active Williamson Act contracts in the city. Therefore, construction and operation of these off-site improvements would not conflict with existing zoning for agricultural use or conflict with a Williamson Act contract. **No impact** would occur, and no mitigation is required.

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<sup>24</sup> City of Menifee. General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Chapter 5 Environmental Analysis. Page 5.2-5. September 2013.

**Off-Site Roadway Improvements.** Implementation of the Project would also result in off-site roadway improvements to address traffic impacts in conflict with the General Plan Circulation Element policies that strive to maintain desired LOS. These roadway improvements, which include widening and additional turn lanes as required, include Matthews Road/Case Road (between McLaughlin Road and Ethanac Road), McLaughlin Road (between Matthews Road/Case Road and Menifee Road), and McCall Boulevard (between Encanto Drive and Menifee Road). These roadway improvements were identified in the General Plan Circulation Element and included in the Certified 2013 EIR.

Off-site improvement areas are existing roadways and are not zoned for agricultural use. As discussed above, there are no active Williamson Act contracts in the city. Therefore, construction and operation of these off-site improvements would not conflict with existing zoning for agricultural use or conflict with a Williamson Act contract. **No impact** would occur, and no mitigation is required.

**Significance Determination Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Significance Determination After Mitigation:** No Impact.

#### 4.2.6.3 Conflict with Existing Forestry Zoning

**Threshold 4.2-3: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

As discussed above, the Project site is zoned Menifee Valley Ranch Specific Plan (SP) and is not zoned as forest land, timberland, or timberland production. The proposed Project would move the northern portion of the Menifee Valley Ranch Specific Plan No. 301 to the proposed Menifee Valley Specific Plan (proposed Project). Additionally, none of the surrounding land uses are zoned forest land, timberland, or timberland production. Therefore, there is no potential for the Project to conflict with existing zoning for forest land or land zoned for timberland production. **No impact** would occur, and no mitigation is required.

**Level of Significance Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Level of Significance After Mitigation:** No Impact.

**Off-Site Improvements.** Implementation of the Project would result in physical disturbance to up to 59.0 acres for the installation of off-site improvements including roadway improvements to existing roadways (e.g. Menifee Road, SR-74, and Briggs Road), utility connections (e.g. water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south. The widening of these existing roadways would be in conformance with the City's General Plan Circulation Element. As discussed above, none of the surrounding land uses are zoned forest land, timberland, or timberland production. Therefore, construction and operation of these off-site improvements would not conflict with existing zoning for forest land or land zoned for timberland production. **No impact** would occur, and no mitigation is required.

**Off-Site Roadway Improvements.** Implementation of the Project would also result in off-site roadway improvements to address traffic impacts in conflict with the General Plan Circulation Element policies that strive to maintain desired LOS. These roadway improvements, which include widening and additional turn lanes as required, include Matthews Road/Case Road (between McLaughlin Road and Ethanac Road), McLaughlin Road (between Matthews Road/Case Road and Menifee Road), and McCall Boulevard (between Encanto Drive and Menifee Road). These roadway improvements were identified in the General Plan Circulation Element and included in the Certified 2013 EIR.

The Certified 2013 EIR found that although implementation of the General Plan, which includes the off-site roadway improvements, would result in the conversion of up to 30 acres of forest land to non-forest, this conversion would not be regionally significant. Further, there is no existing forest zoning in the City. Therefore, the Certified 2013 EIR found that impacts associated with the conversion of forest land with buildout of the General Plan would be less than significant. Similar to the off-site improvement areas along Menifee Road, SR-74, and Briggs Road, the off-site roadway improvement areas are not zoned forest land, timberland, or timberland production. Therefore, construction and operation of these off-site roadway improvements would not conflict with existing zoning for forest land or land zoned for timberland production. **No impact** would occur, and no mitigation is required.

**Significance Determination Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Significance Determination After Mitigation:** No Impact.

#### 4.2.6.4 Loss/Conversion of Forest Land

**Threshold 4.2-4:** **Would the Project result in the loss of forest land or conversion of forest land to non-forest use?**

The Project site and adjacent land are not occupied by forest resources. As such, Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use. **No impact** would occur, and no mitigation measures are required.

**Level of Significance Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Level of Significance After Mitigation:** No Impact.

**Off-Site Improvements.** Implementation of the Project would result in physical disturbance to up to 59.0 acres for the installation of off-site improvements including roadway improvements to existing roadways (e.g. Menifee Road, SR-74, and Briggs Road), utility connections (e.g. water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south. The widening of these existing roadways would be in conformance with the City's General Plan Circulation Element. Off-site improvement areas are existing roadways and are not occupied by forest resources. Therefore, construction and operation of these off-site improvements would not result in the loss of forest land or conversion of forest land to non-forest use. **No impact** would occur, and no mitigation is required.

**Off-Site Roadway Improvements.** Implementation of the Project would also result in off-site roadway improvements to address traffic impacts in conflict with the General Plan Circulation Element policies that strive to maintain desired LOS. These roadway improvements, which include widening and additional turn lanes as required, include Matthews Road/Case Road (between McLaughlin Road and Ethanac Road), McLaughlin Road (between Matthews Road/Case Road and Menifee Road), and McCall Boulevard (between Encanto Drive and Menifee Road). These roadway improvements were identified in the General Plan Circulation Element and included in the Certified 2013 EIR.

The Certified 2013 EIR found that although implementation of the General Plan, which includes the off-site roadway improvements, would result in the conversion of up to 30 acres of forest land to non-forest, this conversion would not be regionally significant. Further, there is no existing forest zoning in the City. Therefore, impacts associated with the conversion of forest land would be less than significant. Therefore, construction and operation of these off-site improvements would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur, and no mitigation is required.

**Significance Determination Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Significance Determination After Mitigation:** No Impact.

#### 4.2.6.5 Other Changes Resulting in Conversion of Farmland or Forest Land

**Threshold 4.2-5:** **Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Important “Farmland” is defined in Section II (a) of Appendix G of the *State CEQA Guidelines* as “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance.” As discussed above in the response to Threshold 4.2-1, no Important Farmland occurs on the Project site. The Project would convert land designated as Farmland of Local Importance to nonagricultural uses. The conversion of Farmland of Local Importance is not considered a significant impact to agricultural land in accordance with Appendix G of the *State CEQA Guidelines*. Additionally, as previously discussed in the response to Threshold 4.2-1, the conversion of agricultural land on the Project site was evaluated in the EIR prepared for SP 301, Amendment No. 1. The EIR concluded that the conversion of agricultural land on the SP 301 site to urban uses would not result in a significant impact.

The Project site contains undeveloped agricultural land currently being used for grain crop production pursuant to a 1-year lease between the Applicant and a local farmer; however, the lease would expire before Project construction. Additionally, the Project site is located within the approved Menifee Valley Ranch Specific Plan No. 301, which permits parks, open space, greenbelt, and residential uses at various densities including medium high (5.1–8 dwelling units per acre) and medium (2.1–5 dwelling units per acre). Therefore, the City does not plan for the Project site to be used for agricultural production in the future.

There are no forest or timberland resources on, or in the vicinity of, the Project site. Therefore, Project implementation would not contribute or catalyze the conversion of forest land to non-forest use.

Overall, implementation of the proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to nonagricultural use, or conversion of forest land to non-forest use. **No impact** would occur, and no mitigation is required.

**Level of Significance Prior to Mitigation:** No Impact.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Level of Significance After Mitigation:** No Impact.

**Off-Site Improvements.** Implementation of the Project would result in physical disturbance to up to 59.0 acres for the installation of off-site improvements including roadway improvements to existing roadways (e.g. Menifee Road, SR-74, and Briggs Road), utility connections (e.g. water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south. The widening of these existing roadways would be in conformance with the City’s General Plan Circulation Element.

Prime Farmland and Farmland of Statewide Importance occur southwest of the intersection of Matthews Road and Menifee Road, and Prime Farmland occurs southeast of the intersection of Matthews Road and Briggs Road and east of Heritage High School across Briggs Road. Additionally, Unique Farmland occurs along Menifee Road in the northern portion of the off-site areas along Menifee Road (see **Figure 4.2-1**).

Off-site improvements to the city right-of-way along Menifee Road would not occur within the area designated as Prime Farmland and Farmland of Statewide Importance south of Matthews Road; therefore, construction of these improvements would not impact Farmland located in this area. Off-site improvements would not occur southeast of the intersection of Matthews Road and Briggs Road, and Prime Farmland located in this area would not be impacted by the construction of off-site improvements. Off-site improvements along Briggs Road and Menifee Road would convert Prime Farmland and Unique Farmland to urbanized land, respectively. However, these roadways are already developed, and off-site improvements would widen these roads in accordance with the City's General Plan Circulation Element. The City's General Plan EIR evaluated impacts related to converting Important Farmland to non-agricultural uses and found "General Plan buildout would convert mapped Important Farmland to non-agricultural uses"<sup>25</sup> and impacts would be potentially significant without mitigation. The City's General Plan EIR concluded "no mitigation measures are available that would reduce mapped farmland impacts to less than significant. State-designated farmland impacts are significant and unavoidable".<sup>26</sup> As such, construction and operation of off-site improvements have already been evaluated in the City's General Plan EIR which was certified with CEQA Findings and an adopted Statement of Overriding Considerations for significant impacts. Additionally, off-site improvements are existing roadways and do not include forest land or agricultural land. Therefore, construction and operation of these off-site improvements would be **less than significant**, and no mitigation is required.

**Off-Site Roadway Improvements.** Implementation of the Project would also result in off-site roadway improvements to address traffic impacts in conflict with the General Plan Circulation Element policies that strive to maintain desired LOS. These roadway improvements, which include widening and additional turn lanes as required, include Matthews Road/Case Road (between McLaughlin Road and Ethanac Road), McLaughlin Road (between Matthews Road/Case Road and Menifee Road), and McCall Boulevard (between Encanto Drive and Menifee Road). These roadway improvements were identified in the General Plan Circulation Element and included in the Certified 2013 EIR.

The Certified 2013 EIR found that implementation of the General Plan, which includes the off-site roadway improvements, would result in the conversion of 522 acres of designated Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to a non-agricultural use. Therefore, impacts associated with the conversion of agriculture to non-agricultural use would be considered significant. However, the EIR indicated that the City does not have any prohibitions that prevent the transition of agricultural land uses to urban land uses and the City's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agriculture uses which are becoming less economically viable. Additionally, off-site improvements are existing roadways and do not include forest land or agricultural land. As such, off-site roadway improvement impacts associated with the conversion of agriculture to non-agricultural use with implementation of the Project would be less than significant. No mitigation is required.

<sup>25</sup> City of Menifee. General Plan Draft Environmental Impact Report. State Clearinghouse #2012071033. Chapter 5 Environmental Analysis. Page 5.2-15. September 2013.

<sup>26</sup> *Ibid.* Page 5.2-16.

**Significance Determination Prior to Mitigation:** Less Than Significant.

**Regulatory Compliance Measures and Mitigation Measures:** No Regulatory Compliance or Mitigation Measures are required.

**Significance Determination After Mitigation:** Less Than Significant.

#### 4.2.7 Cumulative Impacts

Cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for agriculture and forestry. The cumulative impact area for agriculture and forestry is the City of Menifee which contains the lands identified as Important Farmland (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance). Neither the project site nor any of the surrounding land uses contain or are zoned for forest land, timberland, or timberland production.

Buildout of the proposed Specific Plan would result in the conversion of agricultural land to non-agricultural and urban uses. As discussed above, the Project site has been designated for development by the City of Menifee General Plan pursuant to SP 301, and the conversion of agricultural land to non-agricultural uses on the Project site has already been evaluated in the EIR prepared for SP 301, Amendment No. 1. The EIR determined that the SP 301 site, which includes the Project site, was not designated for agricultural uses by the Riverside County General Plan, and was designated for residential, commercial, recreational, and public uses in accordance with SP 301. The EIR concluded impacts related to agriculture would be less than significant. Other future discretionary projects in the City are required to undergo environmental review pursuant to CEQA and would be required to identify appropriate mitigation measures to reduce significant impacts to agricultural resources. Therefore, impacts pertaining to agricultural land would be less than cumulatively considerable.

As of 2022, the City of Menifee has no inventory of Williamson Act contract lands. Therefore, there are no Williamson Act contract lands associated with the related projects. Furthermore, the Project site is not under a Williamson Act contract. Therefore, impacts on Williamson Act contract lands would be less than cumulatively considerable.

The Project site and related projects within the city are not zoned for forest land or timberland nor are they occupied by forest land resources. As such, implementation of the Project and related projects would not result in rezoning from forest land or timberland to non-forest land or non-timberland zoning nor would reduction of forest land resources occur. Therefore, impacts pertaining to forest land and timberland would be less than cumulatively considerable.