



NOTICE OF PREPARATION

Program Environmental Impact Report Quail Valley Subarea 4 Project

Date: September 3, 2025

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, and Interested Persons

Subject: Notice of Preparation of a Program Environmental Impact Report

Project Title: Quail Valley Subarea 4 Project

Lead Agency: Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

Eastern Municipal Water District (District), acting as the California Environmental Quality Act (CEQA) Lead Agency, will prepare a Program Environmental Impact Report (Program EIR) for the Quail Valley Subarea 4 Project (proposed project). The District invites written comments on the scope of the environmental analysis and identification of potential environmental issues to be included in the Program EIR.

NOTICE OF PREPARATION: This Notice of Preparation (NOP) has been sent to the Governor's Office of Land Use and Climate Innovation, responsible and trustee agencies, organizations, and interested persons. The purpose of the NOP is to inform recipients that the District is beginning preparation of a Program EIR and to solicit information that will be helpful in the environmental review process. This notice includes information on how to provide comments to the District and a description of the proposed project.

COMMENTS: The District is requesting input from all CEQA responsible and trustee agencies, all other public agencies with jurisdiction by law over resources potentially affected by the proposed project, and public input regarding the scope and content of environmental information to be included in the Program EIR. Agency responses should identify the issues to be considered in the Program EIR, including significant environmental issues, alternatives, mitigation measures, and whether the responding agency will be a responsible or trustee agency, and the basis for that determination. Due to the time limits mandated by state law, your comments on the scope of the Program EIR must be received by the District no later than the close of the NOP review period. The NOP comment period runs from September 3, 2025, to October 3, 2025. Please send your comments to the District:

Eastern Municipal Water District
Attn: Joseph Broadhead
P.O. Box 8300
Perris, CA 92572
E-Mail: broadhej@emwd.org

PROJECT LOCATION: The proposed project is located within the Quail Valley community of Menifee, California (Figure 1). It encompasses “Subarea 4,” which is one of nine subareas within the Quail Valley community (Figure 2). Subarea 4 lies approximately 1.5 miles north of Newport Road and 2.8 miles west of Interstate 215 in southwestern Riverside County, California. The proposed project area consists of a mix of developed and undeveloped land with single-family residences found on a grid of small neighborhood roads (Figure 3). In total, Subarea 4 contains 1,368 lots, approximately 525 of which are currently served by septic systems.

PROJECT DESCRIPTION: The Quail Valley community is situated within the service area of the District. Quail Valley has experienced ongoing failures of private septic system that pose a threat to public health and water quality, both within the community and downstream in Canyon Lake. As a vital water source, residential area, and recreational destination, Canyon Lake serves the public in multiple capacities.

In response to these challenges, the District and other key stakeholders—including Riverside County, the California Department of Public Health, the Elsinore Valley Municipal Water District, the City of Canyon Lake, and the City of Menifee—have collaboratively explored long-term solutions. The goal of this multi-agency effort is to implement a comprehensive, community-wide sewer collection system that would protect water resources, improve public health, and enhance the overall quality of life for Quail Valley residents.

The proposed project seeks to establish a robust and comprehensive wastewater collection and conveyance system that provides consistent and reliable service to all Quail Valley Subarea 4 residences consistent with all established District standards, while also safeguarding public health, public water resources, and enhancing the overall well-being of the Quail Valley and Canyon Lake communities.

The proposed project would construct approximately 10 miles of 8-inch and 12-inch polyvinyl chloride gravity main pipe, approximately 1.1 miles of force mains, 247 manholes, 37 connector pipes, one regional lift station, and four smaller lift stations (LS-2, LS-3, LS-4, and LS-5). The regional lift station (LS-1) would convey the majority of wastewater flows originating from Subarea 4. To connect Subarea 4 to the regional lift station, 37 connector pipes would be installed to link streets, thereby facilitating gravity flows. To accomplish this, connector pipes would be required to traverse private properties.

Gravity flows cannot be fully achieved in the northwest portion of Subarea 4 due to varied topography. To adjust to this, lift stations LS-2 through LS-5 would pump wastewater via a shared force main to Collection Manhole 2, located at the intersection of La Bertha Lane and Mountain View Place, before ultimately discharging to LS-1. From LS-1, flows would be pumped to Collection Manhole 1 located at the intersection of Wells Place and Goetz Road. Collection Manhole 1 would connect to sewer infrastructure in Goetz Road. Construction is planned to be carried out in eight phases, to be implemented over an approximately 20-year period. Figure 4 shows the proposed project phases and lift station locations.

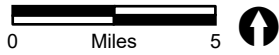
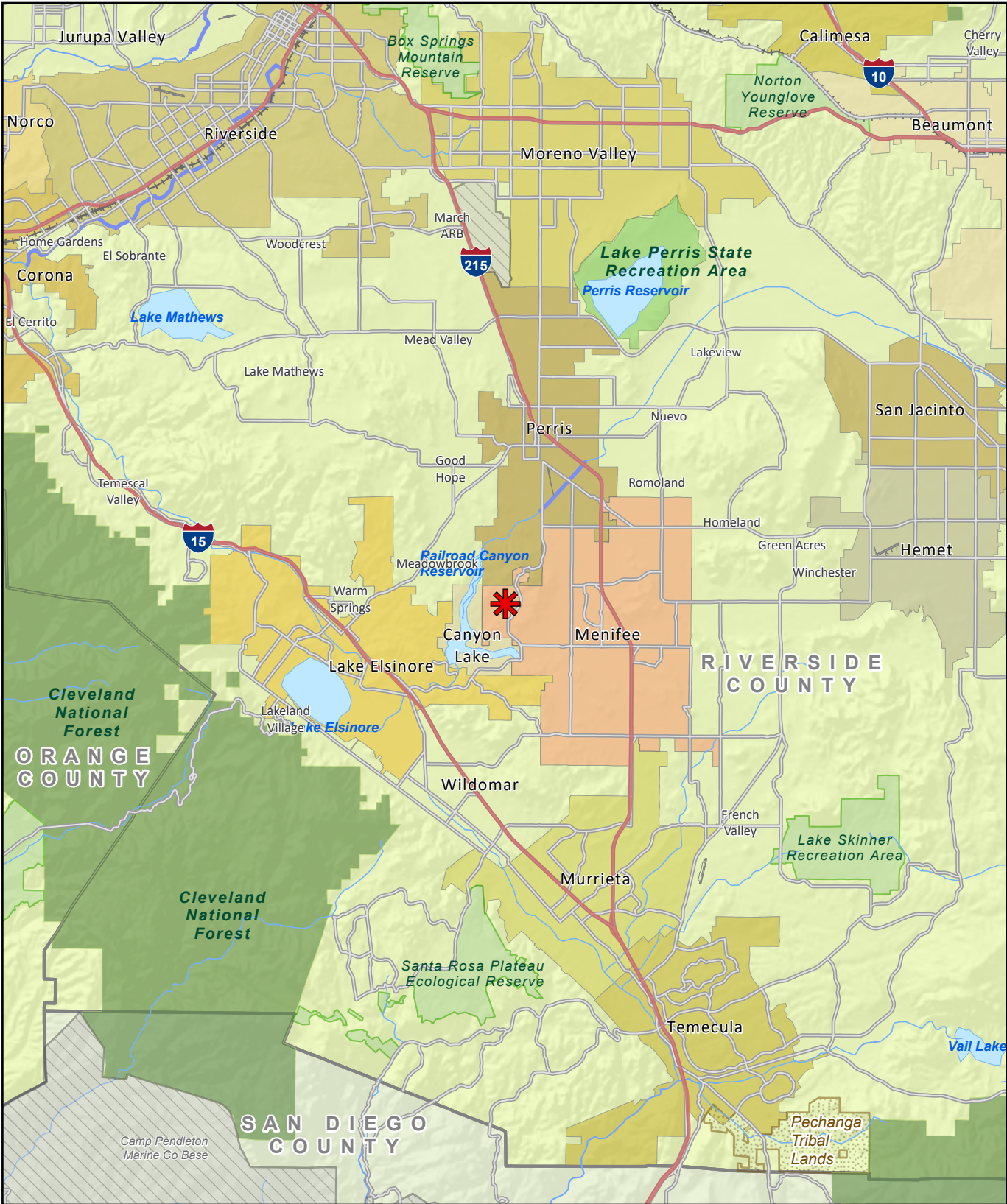
PROBABLE ENVIRONMENTAL EFFECTS: The District has determined that a Program EIR will be prepared for the proposed project. Section 15168 of the CEQA Guidelines states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

The Program EIR will be prepared in accordance with the requirements of CEQA Statute and Guidelines, as amended. Pursuant to Section 15146 of the CEQA Guidelines, the degree of specificity in the Program EIR will correspond to the degree of specificity involved in the proposed project. The Program EIR will focus on the primary effects that can be expected to follow from adoption of the proposed project.

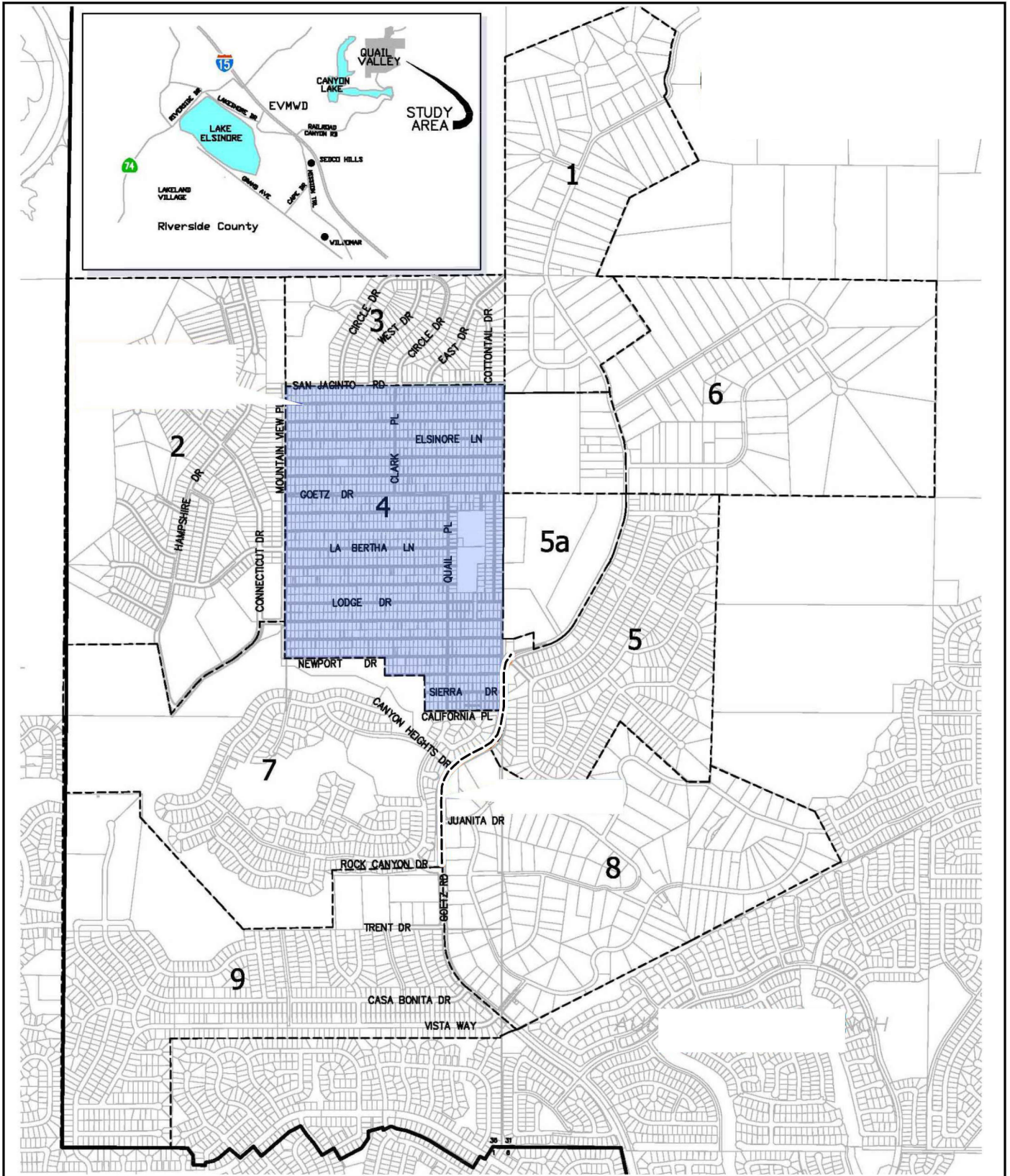
In accordance with the CEQA Guidelines, the environmental impact analysis will describe the environmental setting of the proposed project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the Program EIR for the proposed project will be based in part on comments received in response to this NOP. A Mitigation Monitoring and Reporting Program will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The EIR will evaluate identified environmental issues consistent with State CEQA Guidelines (Appendix G).

ADDITIONAL INFORMATION: For environmental review information or to request this NOP in an alternative format, contact Joseph Broadhead at (951) 928-3777 ext. 4545 or via email at broadhej@emwd.org.



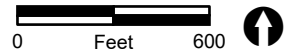
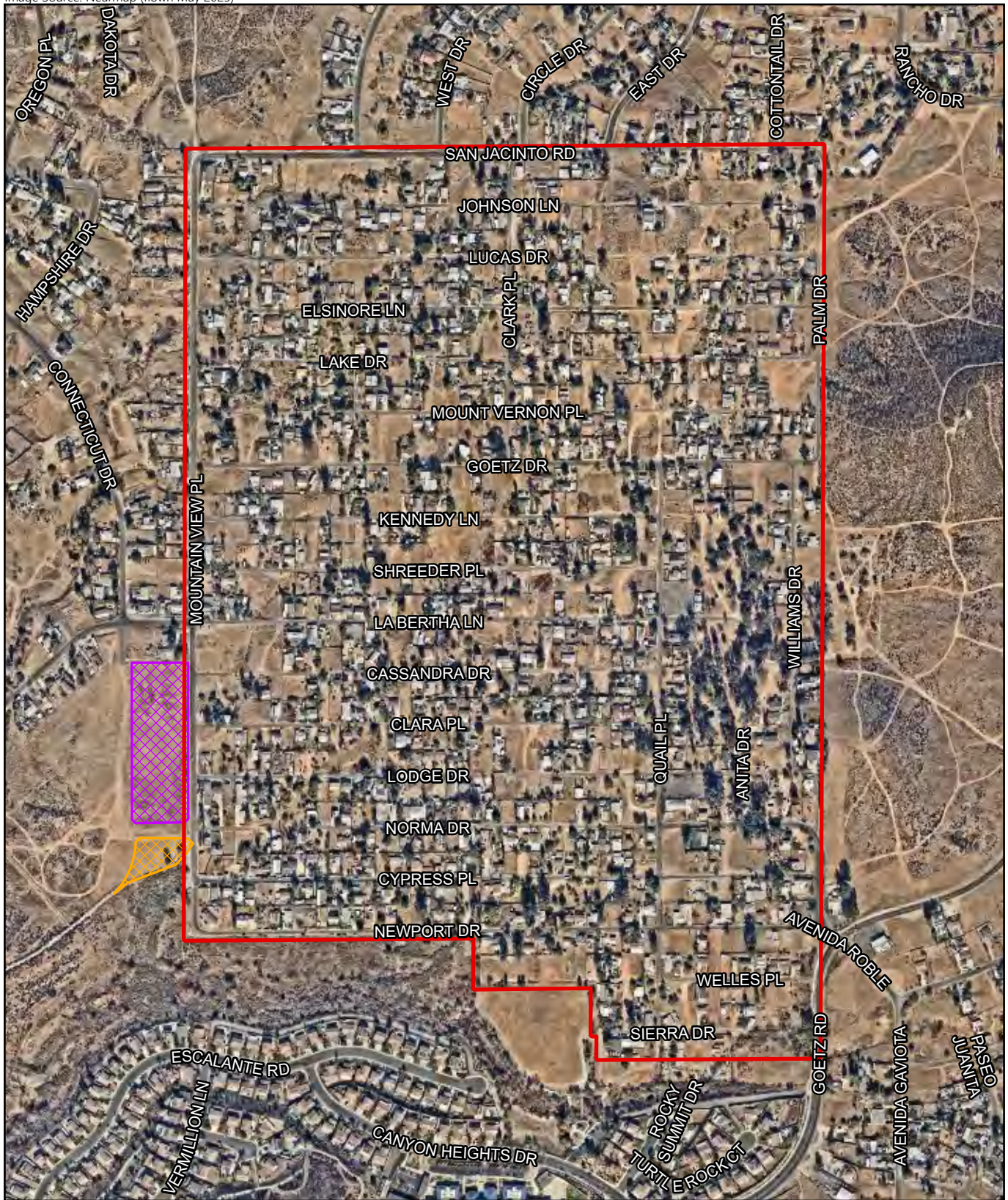
 Project Location



- Sewer Subarea Basin Boundary
- EMWD Service Area Boundary
- Subarea 4



FIGURE 2
Quail Valley Subareas






-  Project Boundary
-  LS-1 Option 1
-  LS-1 Option 2

FIGURE 3
Project Location on Aerial Photograph

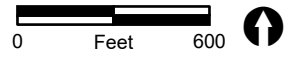
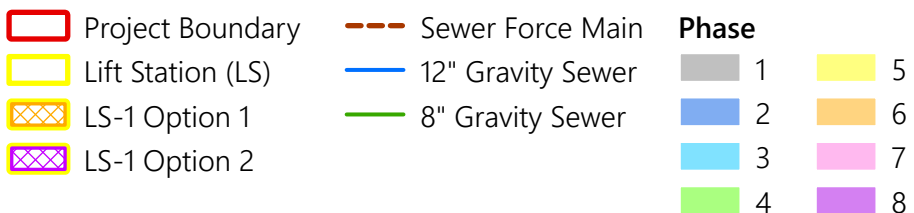
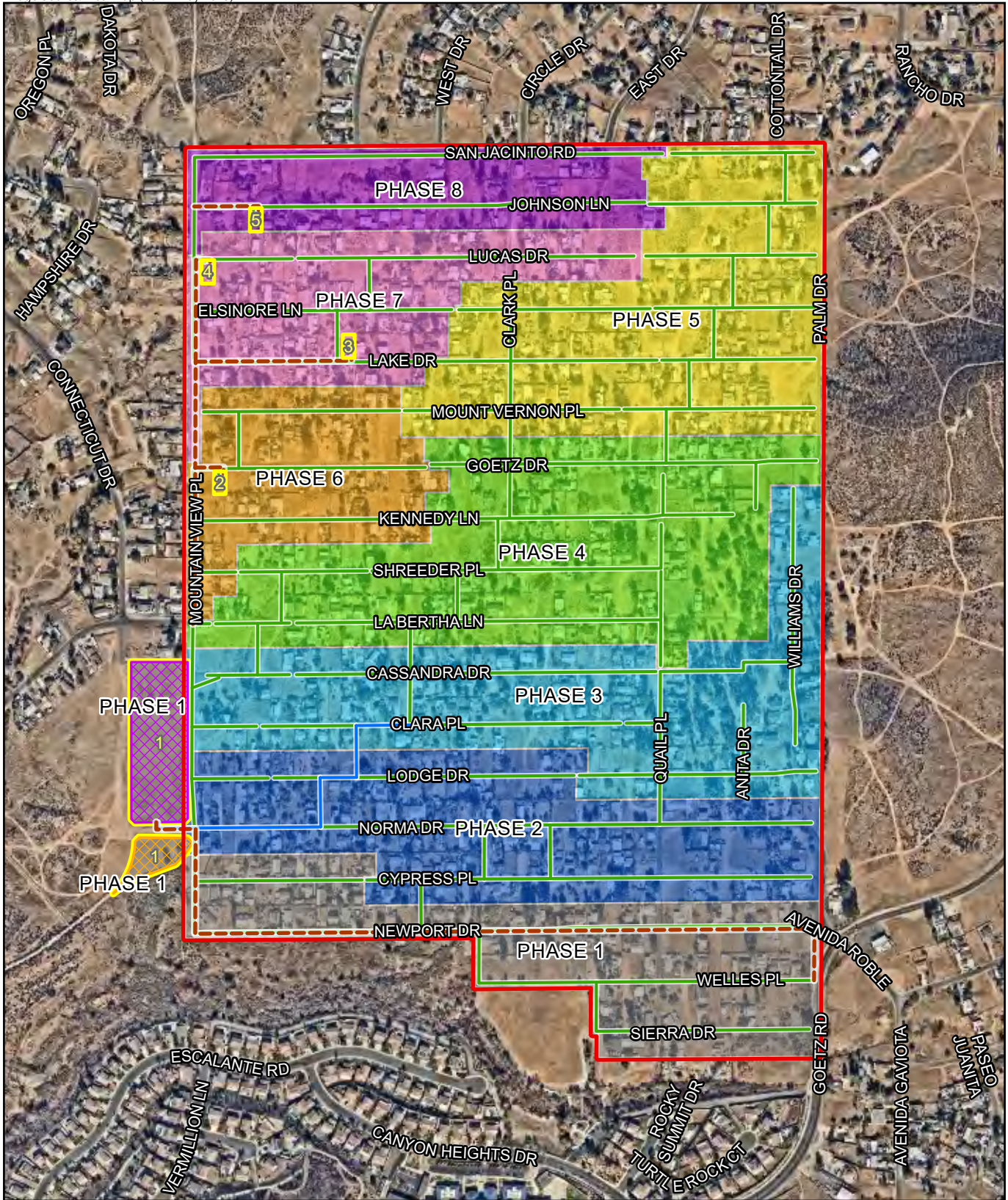


FIGURE 4
Proposed Project