



NOTICE OF AVAILABILITY

Program Environmental Impact Report Quail Valley Subarea 4 Project

Date: April 03, 2026

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

Subject: Notice of Availability 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, has prepared a Draft Program Environmental Impact Report (PEIR) [SCH #2025090047] for the Quail Valley Subarea 4 Project (proposed Project). In accordance with Section 15087(a) of the CEQA Guidelines, this Public Notice officially notifies the general public, public agencies, and landowners that a 45-day public review period will begin on April 03, 2026.

COMMENTS: Comments on the Draft PEIR should focus on environmental issues and must be received by May 18, 2026. Please submit email comments to broadhej@emwd.org and written comments by mail to the following location:

Joseph Broadhead
Principal Water Resources Specialist – CEQA
Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300

Email or written comments received by May 18, 2026, will be considered before the PEIR is approved for adoption by the District's Board of Directors. A public meeting of the District's Board of Directors to take action on the PEIR will be held following public notification of the hearing on the District's website. Regularly scheduled Board meetings take place at the District's headquarters on the first and third Wednesday of each month:

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

Copies of the Draft PEIR are available for review at the District's headquarters (address above), the Menifee Library (28798 La Piedra Road, Menifee, CA 92584), and online at <https://www.emwd.org/public-notices>.

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. Figure 3 shows the proposed Project location on an aerial photograph. 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, 24 connector pipes, 1 regional lift station (LS-1), and 4 smaller lift stations (LS-2, LS-3, LS-4, and LS-5). LS-1 would convey the majority of wastewater flows originating from Subarea 4. To connect Subarea 4 to LS-1, 24 connector pipes would be installed to link streets and facilitate gravity flows. To accomplish this, connector pipes would be required to traverse private properties.

Due to varied topography in the northwest portion of the Project site, gravity flows cannot remove all wastewater from Subarea 4. To address this situation, 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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS: The Draft PEIR identified the following significant and unavoidable impact under CEQA:

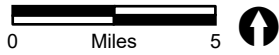
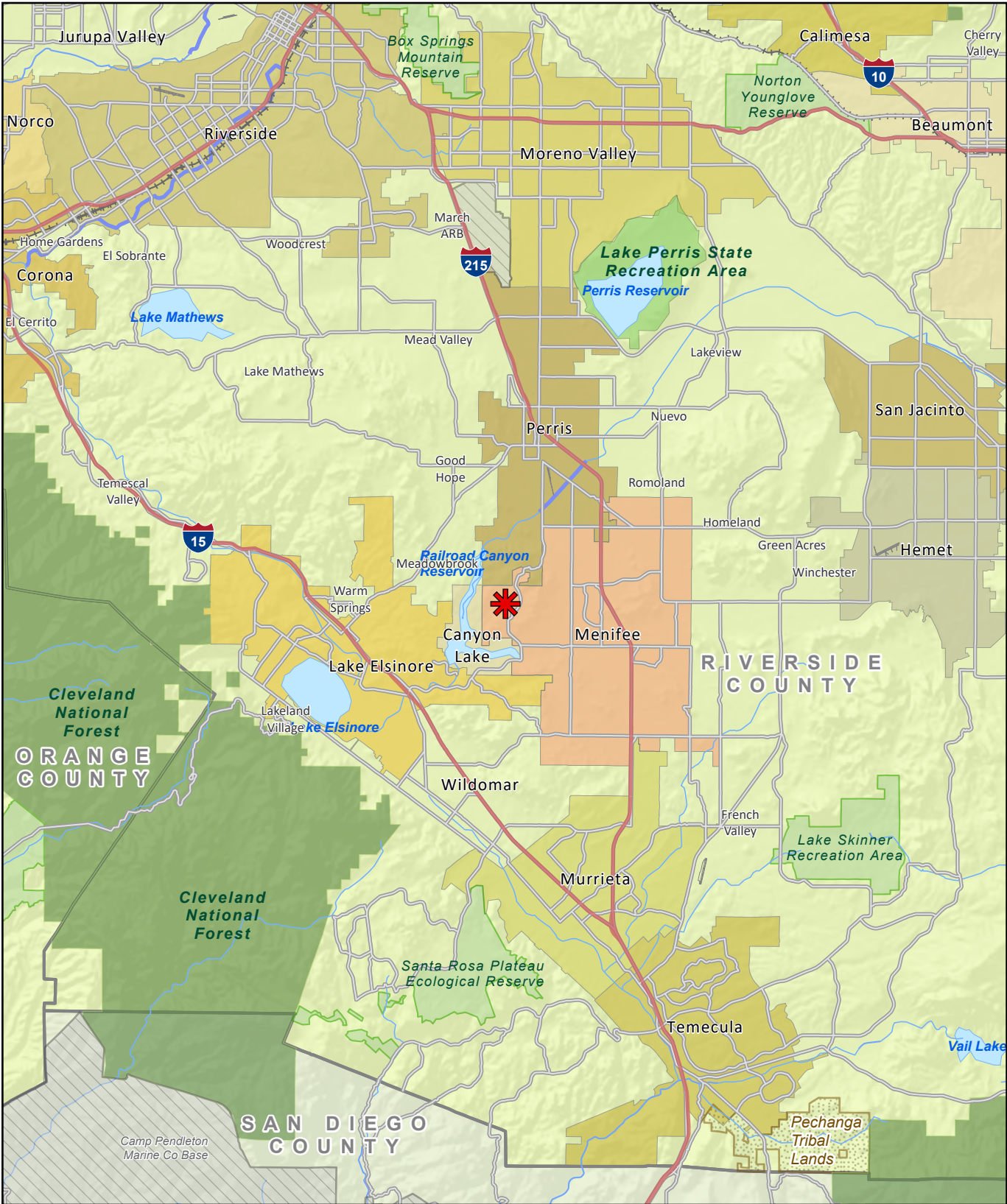
- **Noise:** Pipeline construction noise impacts would be potentially significant. Implementation of construction noise best management practices (BMPs) would reduce pipeline construction noise impacts; however, the degree to which construction noise levels would be reduced cannot be known at a program level of analysis. Due to the close proximity of residential uses throughout the project areas, noise impacts associated with pipeline construction activities would remain a temporary significant unavoidable impact.

The Draft PEIR identified the following significant impacts that could be mitigated to a less than significant level with implementation of mitigation measures:

- **Air Quality:** Construction activities could expose residents to diesel particulate matter. Implementation of mitigation measure AQ-1 would reduce this impact to a less than significant level.
- **Biological Resources:** At the program level of analysis, impacts to sensitive and special-status species, riparian habitat, jurisdictional wetlands, and nursery sites would be potentially significant. Implementation of mitigation measures BIO-1 through BIO-13 would reduce impacts to sensitive and special-status species to a less than significant level. Implementation of mitigation measures BIO-11 through BIO-14b would reduce impacts on riparian habitat to a less than significant level. Implementation of mitigation measures BIO-11, BIO-13, BIO-14a, and BIO-14b would reduce impacts on jurisdictional wetlands to a less than significant level. Implementation of mitigation measures BIO-5 and BIO-10 would reduce impacts on nursery sites to a less than significant level.
- **Cultural and Tribal Cultural Resources:** At the program level of analysis, it cannot be known with certainty that impacts to archaeological resources, human remains, and tribal cultural resources could be fully avoided; therefore, impacts would be potentially significant. Implementation of mitigation measures CUL-1 through CUL-4 would reduce impacts to archaeological resources and tribal cultural resources to a less than significant level. Implementation of mitigation measure CUL-5 would reduce impacts to human remains to a less than significant level.
- **Noise:** Lift station construction noise and operational noise from emergency generators would be potentially significant. Implementation of mitigation measures NOI-1 and NOI-2, along with construction noise BMPs, would reduce lift station construction noise impacts to a less than significant level. Implementation of mitigation measure NOI-3 would reduce operational noise impacts to a less than significant level.

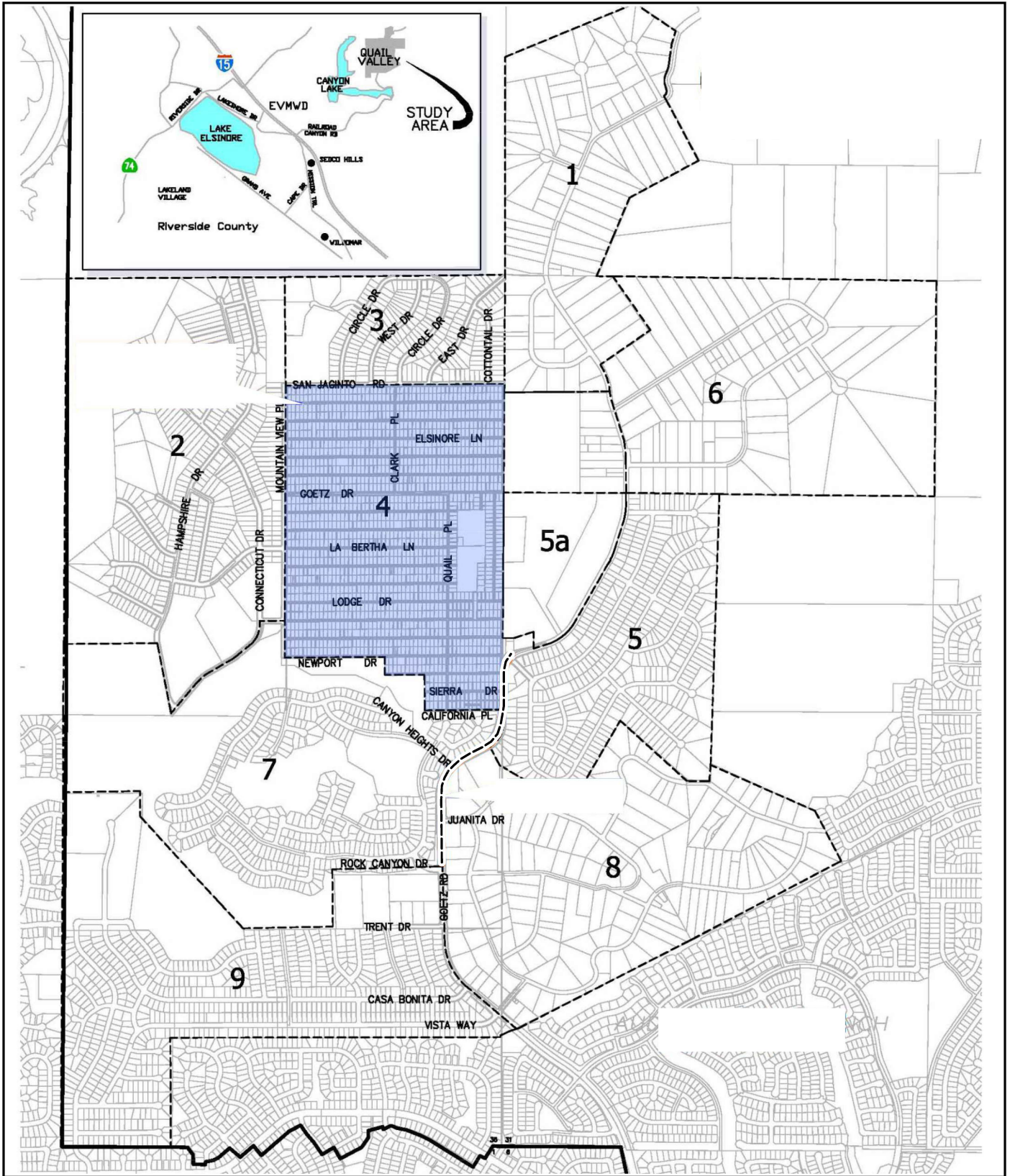
Pursuant to CEQA Guidelines Section 15087(c)(6), there are no sites located within the Project site that are on lists enumerated under Government Code Section 65962.5 as having hazardous materials.

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



 Project Location

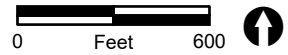
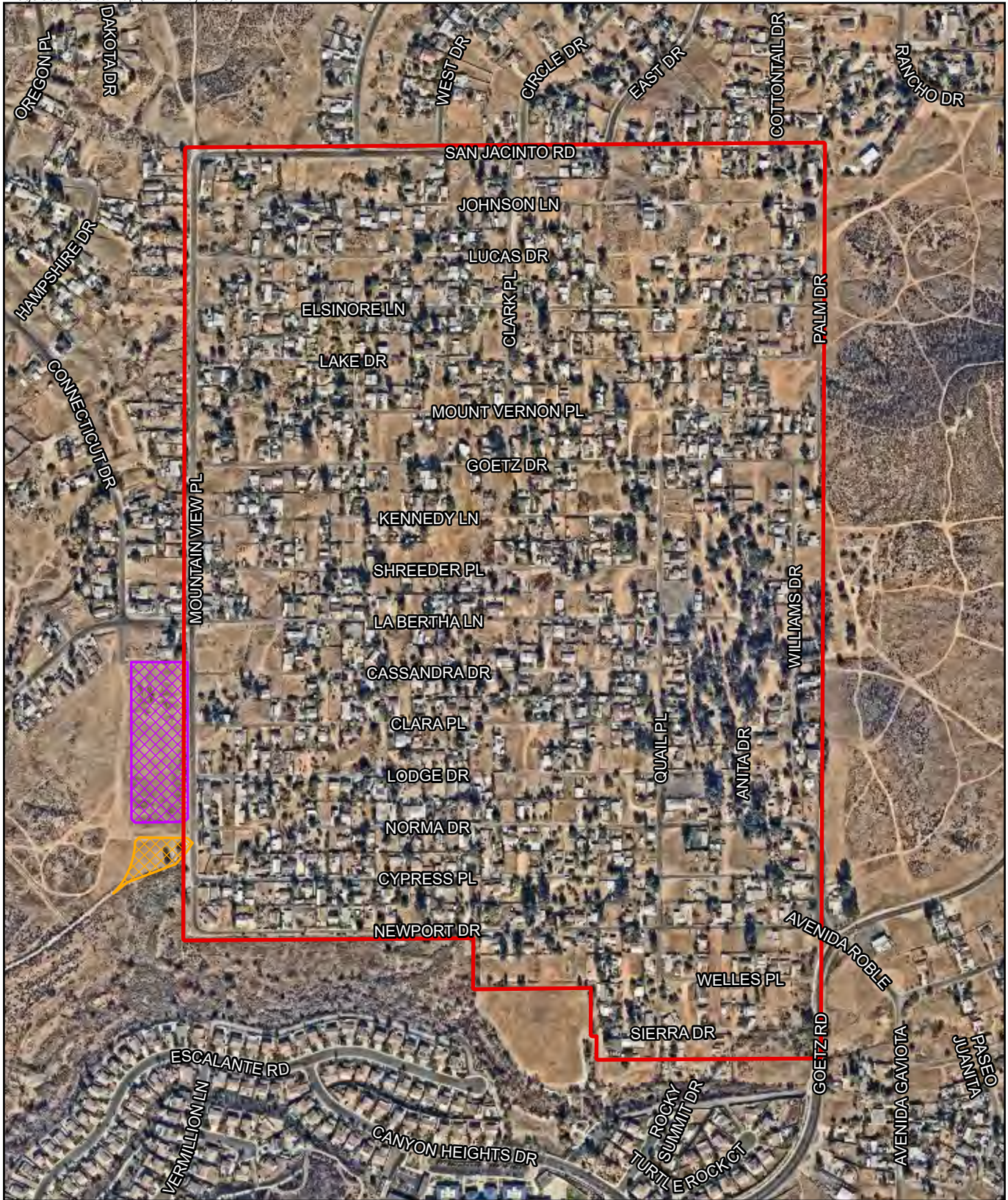
FIGURE 1
Regional Location



- 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

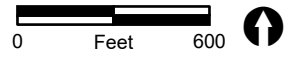
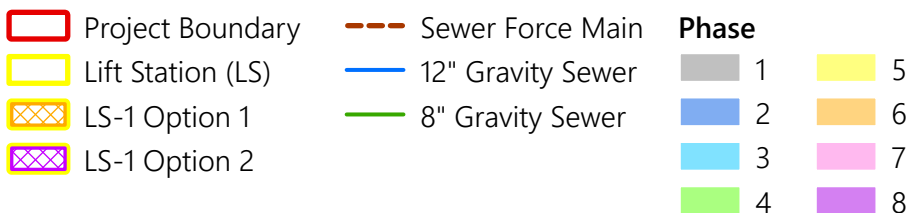
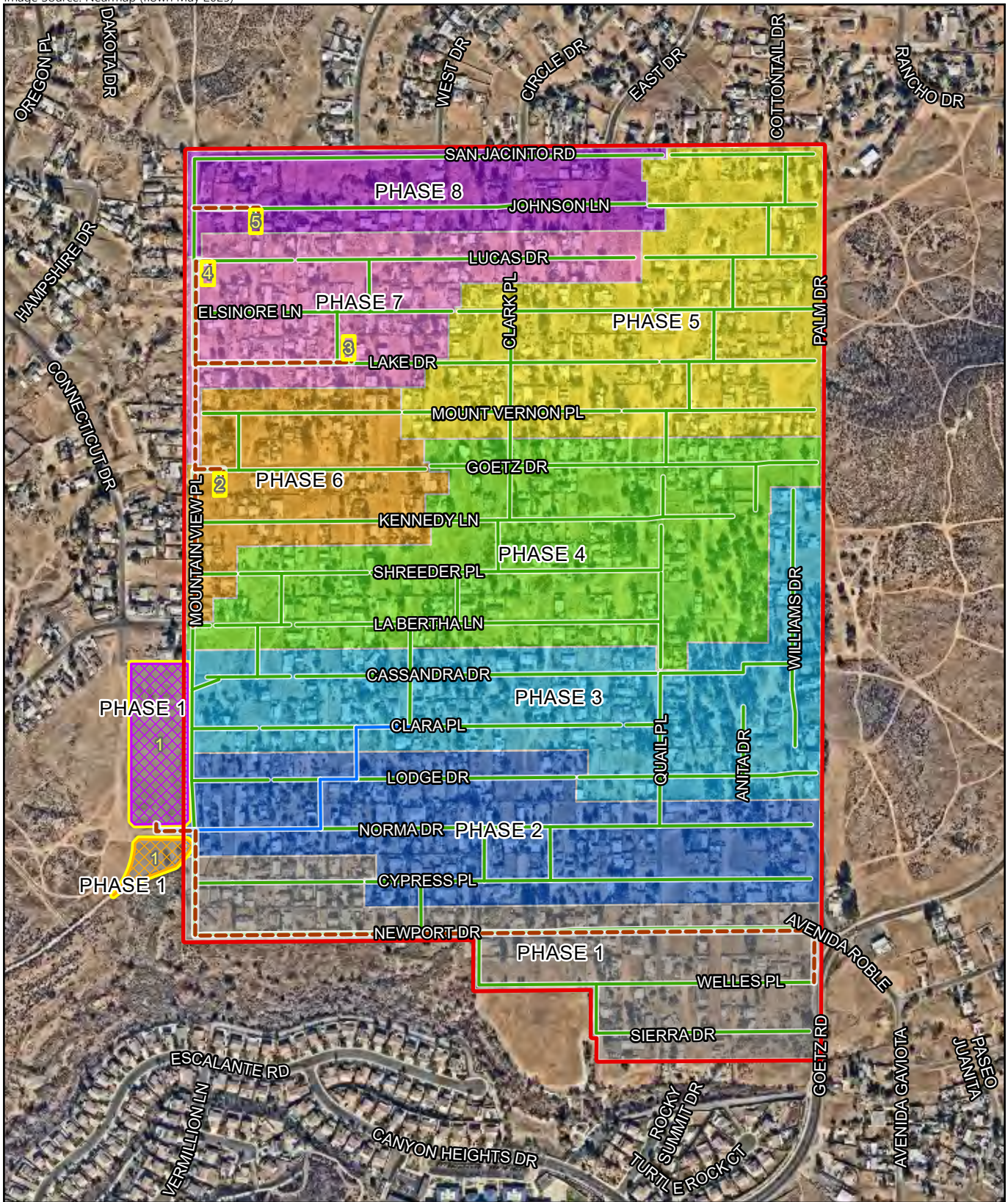


FIGURE 4
Proposed Project