

MENIFEE UNION SCHOOL DISTRICT

**Draft Mitigated Negative Declaration for
Proposed Elementary School No. 17**

**Menifee Union School District
29775 Haun Road
Menifee, CA 92586**

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CHAPTER 1

PROJECT DESCRIPTION

Introduction
Agency Authority
Project Location and Background
Proposed Project Description

1.0 PROJECT DESCRIPTION

1.1 INTRODUCTION

The Menifee Union School District (MUSD) is proposing the construction of a new elementary school (proposed project) on the northwest corner of McCall Boulevard and Valley Boulevard (site or proposed project site) in Menifee, California 92584 (see Figure 1). The site is comprised of approximately 20 acres and currently vacant. The proposed project site has never been developed. Land use surrounding the site is currently vacant and residential, with historical use of some of the off-site properties for dry land farming.

1.2 AGENCY AUTHORITY

The California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., requires that the environmental impacts of proposed “projects” be evaluated and that feasible methods to reduce, avoid or eliminate significant adverse impacts of these projects be identified and implemented. The proposed construction of the new elementary school constitutes a “project” as defined by CEQA. To fulfill the purpose and intent of CEQA, the MUSD is the “lead agency” for this project, and has prepared this Mitigated Negative Declaration to address the potential environmental impacts associated with the proposed construction of a new elementary school in Menifee, California.

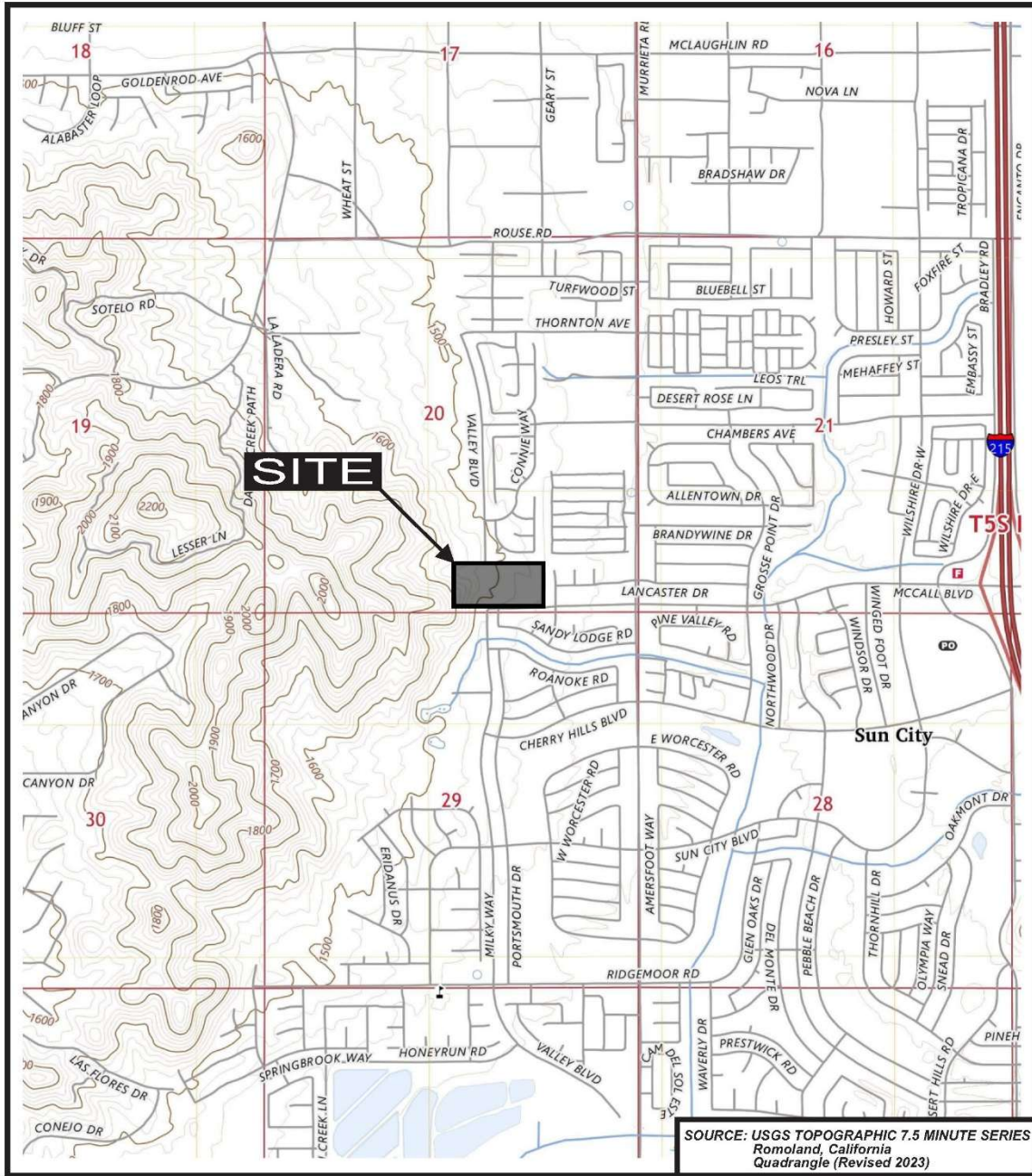
The lead agency is the public agency having the principal responsibility for carrying out or approving a project that may have a significant adverse effect upon the environment (Public Resources Code §21067). Since the MUSD has the greatest responsibility for supervising or approving the project as a whole, it was determined that the MUSD would be the most appropriate public agency to act as lead agency (CEQA Guidelines §15051(b)). This document, prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq., constitutes a Mitigated Negative Declaration for the MUSD’s Proposed Elementary School No. 17 Project.

1.3 PROJECT LOCATION AND BACKGROUND

The proposed project site of Elementary School No. 17 is located on the northwest corner McCall Boulevard and Valley Boulevard, Menifee, California (see Figure 1), on approximately 20 acres of land.

Historical aerial photographs appear to depict dry land grain farming for adjacent property to the east and south between the 1930s and 1960s, by there is no indication of agricultural use at the site. By 1974, these off-site areas were developed as single-family homes (residential). The project site has never been developed and is currently vacant. Riverside County identifies the project site by the following Assessor’s Parcel Number: APN 335-080-013 (see Figure 2).

CHAPTER 1: PROJECT DESCRIPTION

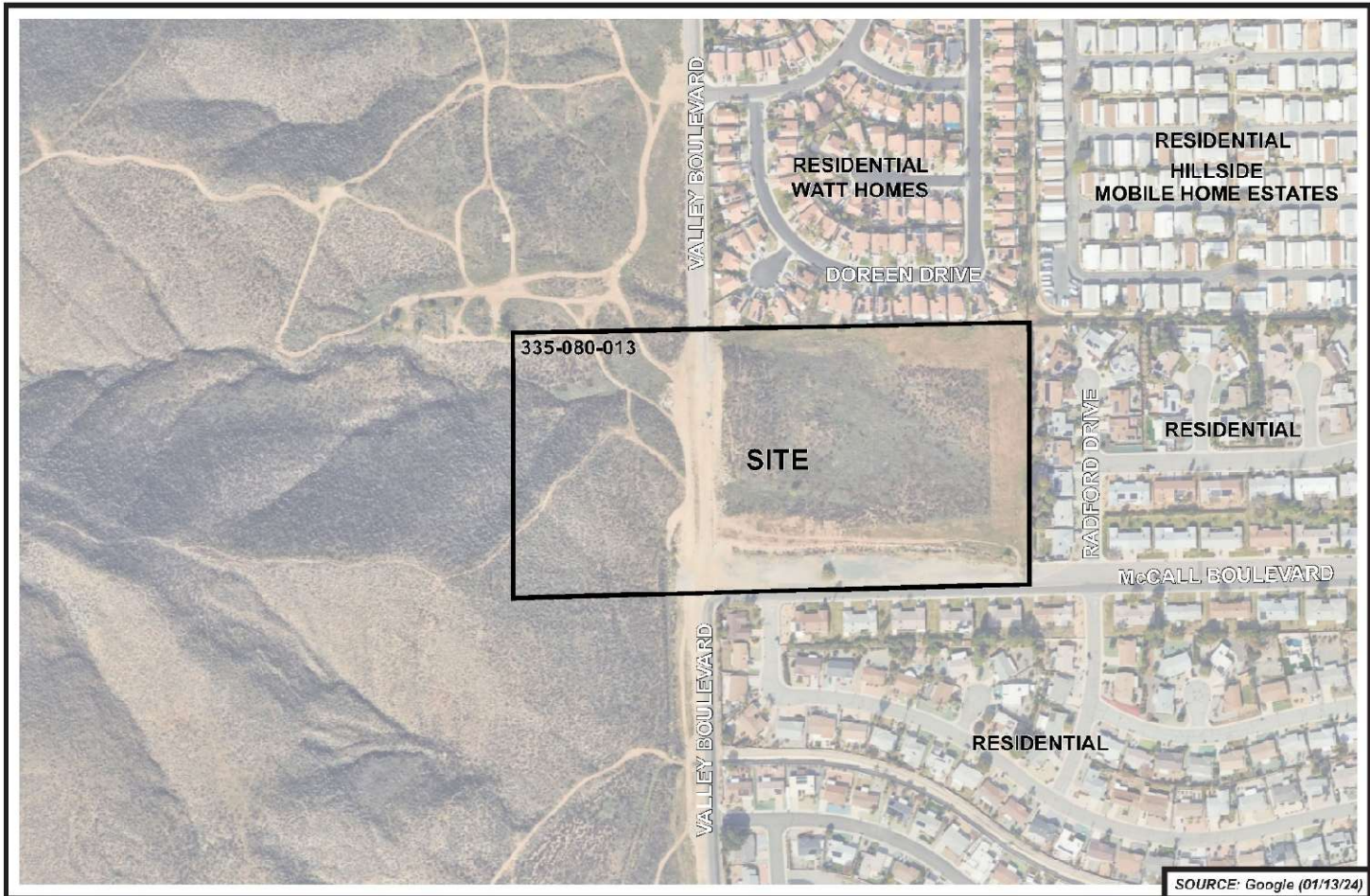


EA Environmental Audit, Inc.

SITE LOCATION MAP
PROPOSED ELEMENTARY SCHOOL SITE NO. 17
 Northwest Corner of McCall Boulevard and Valley Boulevard
 Menifee, CA 92586

0 2,000'





 Environmental Audit, Inc.

AERIAL VICINITY MAP
PROPOSED ELEMENTARY SCHOOL SITE NO. 17
Northwest Corner of McCall Boulevard and Valley Boulevard
Menifee, CA 92586

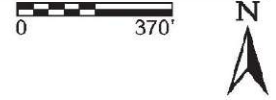


Figure 2

Land use surrounding the site is currently undeveloped and residential, with historical use of some of the off-site properties for dry land farming. Single-family residential uses are located north, east and west of the site. The project site is undeveloped and land to the west of the project site and west of Valley Boulevard is also undeveloped (see Figure 2). Two churches are located within approximately 1,000 feet of the project site and a senior living facility is located approximately 1,454 feet south of the project site on Valley Boulevard. Commercial land uses are located adjacent to McCall Boulevard and Cherry Hills Boulevard, adjacent to the Interstate 215 and McCall Blvd, approximately one mile east of the site.

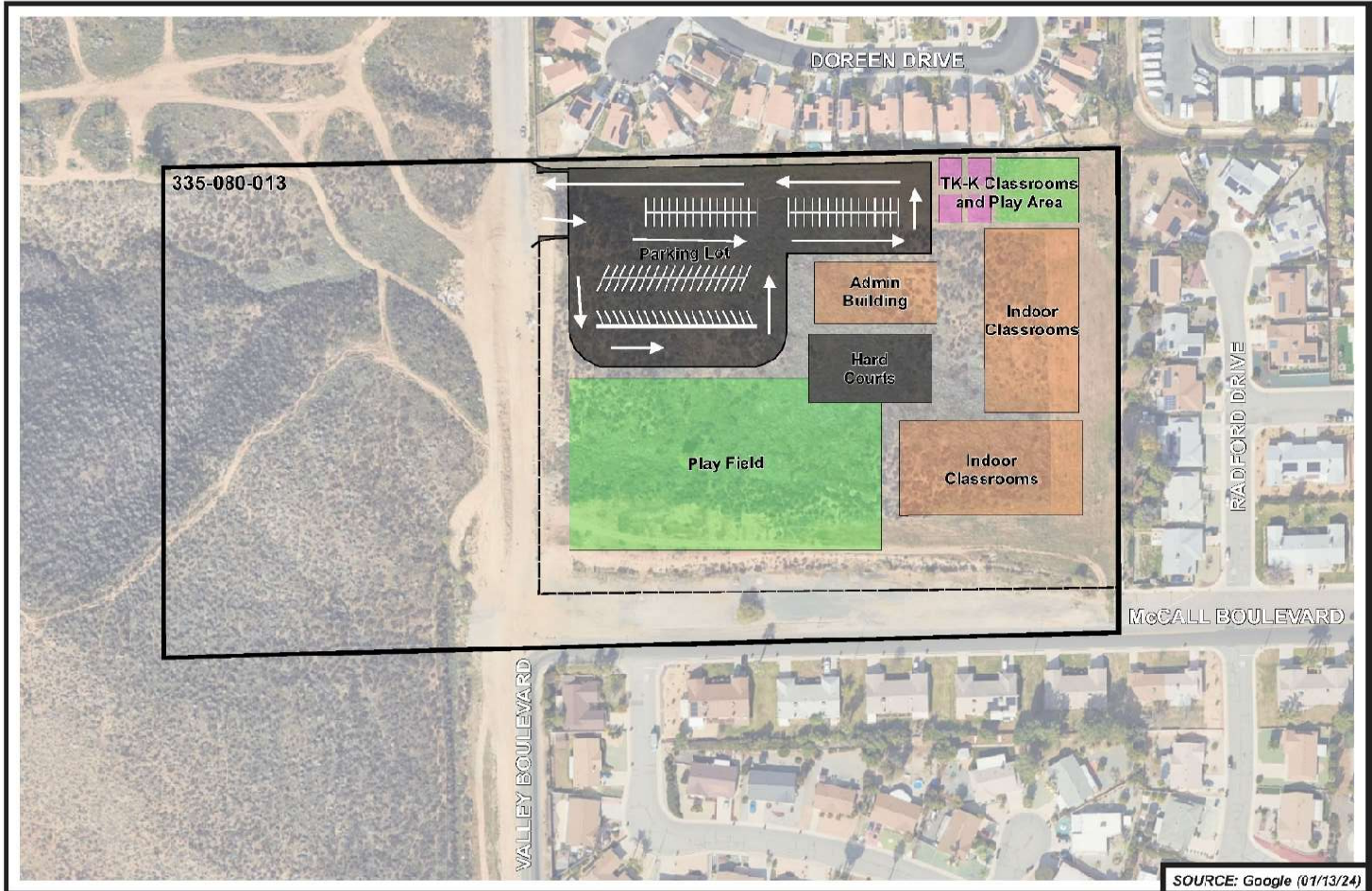
1.4 PROPOSED PROJECT DESCRIPTION

The design of Elementary School No. 17 is still being refined, but the school is expected to be used for Transitional Kindergarten (TK), Kindergarten (K), and first through fifth grades, with a maximum student capacity of up to 900 students and 50 employees. The proposed school district boundaries are expected to be South of Rouse Rd, East of Goetz Rd, North of Sun City Boulevard, and West of I-215.

The indoor designed school campus will include up to 34 classrooms, as well as administration offices, a library, a kitchen, and a multipurpose room. The combined building area for the school will be approximately 70,000 square feet. The proposed school site includes the construction of a 200-stall parking lot on the north side the site that includes a student drop-off/pickup area. A large playfield is proposed on the southwest portion of the site and a smaller playfield for the TK and K students is proposed in the northeastern corner of the site. Hard court play areas are proposed in the middle of the site. The main access to the school will be off of Valley Boulevard, which will be improved in the vicinity of the school site, with the parking and student drop-off/pickup entry and exits on Valley Boulevard (see Figure 3).

1.4.1 Construction Schedule

Grading for construction is expected to begin in 2027 and will take about one month. Building construction is expected to take approximately 16 months, paving will take approximately 1 month, and architectural coating will take approximately 1 month. Thus, construction is expected to take approximately 19 months total from grading to project completion.



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AERIAL SITE PLAN
PROPOSED ELEMENTARY SCHOOL SITE NO. 17
Northwest Corner of McCall Boulevard and Valley Boulevard
Menifee, CA 92586

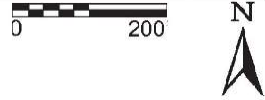


Figure 3

CHAPTER 2

ENVIRONMENTAL CHECKLIST FORM

Introduction
General Information
Potentially Significant Impact Areas
Determination
Environmental Checklist and Discussion
 Aesthetics
 Agriculture and Forestry 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
 Tribal Cultural Resources
 Utilities / Service Systems
 Wildfires
 Mandatory Findings of Significance
References

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INTRODUCTION

The environmental checklist provides a standard evaluation tool to identify a project's adverse environmental impacts. This checklist identifies and evaluates potential adverse environmental impacts that may be created by the proposed project.

GENERAL INFORMATION

Project Title:	Proposed Elementary School Number 17
Lead Agency Name:	Menifee Union School District
Lead Agency Address:	29775 Haun Road, Menifee, CA 92586
Contact Person:	Kyle Dee
Contact Phone Number:	(951) 672-1851
Project Location:	Northwest corner of McCall Boulevard and Valley Boulevard in Menifee, California
Project Sponsor's Name:	Menifee Union School District
Project Sponsor's Address:	29775 Haun Road, Menifee, CA 92586
General Plan Designation:	Residential (2.1-5du/acre)
Zoning:	LDR-2 - Low Density Residential-2 (7,200 square feet)
Description of Project:	MUSD is proposing the construction of a new elementary school. The site is comprised of approximately 20 acres and currently vacant and undeveloped. The design of the school is expected to be used for transitional kindergarten (TK) through fifth grades, with a maximum student capacity of up to 900 students and an estimated 50 employees. The new school site is designed with up to 34 classrooms, as well as administration offices, library, kitchen, multipurpose room, parking lot, and playfields. The proposed school site includes a 200-stall parking lot on the north side of the site that includes a student drop-off/pickup area and playfields (see Figure 3).
Surrounding Land Uses and Setting:	Land uses surrounding the site to the north, east and south are primarily residential. Land uses to the west of the site is largely open space.
Other Public Agencies Whose Approval is Required:	State of California Department of Education, School Facilities Planning Division California Division of the State Architect

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The Pechanga Band of Luiseno Indians requested consultation and consultation was implemented. Mitigation measures have been developed that include tribal monitoring of the site during grading in native soils.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The following environmental impact areas have been assessed to determine their potential to be affected by the proposed project. As indicated by the checklist on the following pages, environmental topics marked with an "✓" may be adversely affected by the proposed project. An explanation relative to the determination of impacts can be found following the checklist for each area.

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

DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment, and that 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 significant effects in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Kyle Dee, Director of Facilities

Printed Name:

March 11, 2026

Date: _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document to the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL CHECKLIST AND DISCUSSION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less-than-Significant Impact	No Impact
I. AESTHETICS.				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, 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 a 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1.1 Significance Criteria

The proposed project impacts on aesthetics will be considered significant if:

The project will block views from a scenic highway or corridor.

The project will adversely affect the visual continuity of the surrounding area.

The impacts on light and glare will be considered significant if the project adds lighting which would add glare to residential areas or sensitive receptors.

1.2

Setting and Impacts

1. a and b) No Impact. The proposed project site is located on the northeast corner of McCall Boulevard and Valley Boulevard in Menifee, California. Land use around the site is primarily residential to the north, east and south, with open space on the western portion of the site. There are no scenic vistas, scenic resources or scenic highways located adjacent to the proposed project site or within the city of Menifee. The proposed project site is about 1.2 miles away from Interstate 215 and about 3 miles away from Highway 74, which are both listed by Caltrans as eligible scenic highways that are not yet officially designated (California Dept. of Transportation, 2025). As such, the proposed project site would not be visible from any scenic highways due to distance separation and intervening topography (e.g., hills).

1. c) Less Than Significant Impact. The proposed project site is currently undeveloped. The site has been partially graded, especially along the northeastern portion of the site next to Watt Homes development and the eastern portion of the site where a concrete drainage culvert is currently located. The existing visual character or quality of the site would change from an undeveloped landscape to a new school site. No significant adverse aesthetic impacts are expected from the development of the proposed project site as no unique visual resources will be disturbed. Further, the proposed project would not substantially degrade the existing visual environment.

1. d) Less Than Significant Impact. No light sources are currently located at the proposed project site. The nearest light sources to the site are residences that surround the site. The proposed project site will include additional lighting for the new school facilities. Lighting will be provided for security and safety purposes to light buildings, parking lots, walkways, play areas, etc.

Chapter 6.01 of the Menifee Municipal Code (Dark Sky; Light Pollution) indicates that low-pressure sodium lamps are the preferred illuminating source, and all non-exempt outdoor light fixtures shall be shielded. A maximum of 8,100 total lumens per acre or per parcel if less than one acre shall be allowed. When lighting is “allowed”, it must be fully shielded if feasible and partially shielded in all other cases and must be focused to minimize spill light into the night sky and onto adjacent properties (Section 6.01.040). The proposed project is expected to comply with Chapter 6.01 of the Municipal Code, as applicable, and will include the use of directional lighting so that areas within the proposed project site are illuminated and areas outside of the site are not. Thus, impacts due to light or glare are expected to be less than significant.

1.3 Mitigation Measures

No further mitigation measures are required since no significant adverse aesthetic impacts associated with the proposed project were identified.

CHAPTER 2: ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE and FOREST RESOURCES.

In determining whether impacts on 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:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

2.1 Significance Criteria

Project-related impacts on agricultural and forest resources will be considered significant if any of the following conditions are met:

The proposed project conflicts with existing zoning or agricultural use or Williamson Act contracts.

The proposed project will convert prime farmland, unique farmland or farmland of statewide importance as shown on the maps prepared pursuant to the farmland mapping and monitoring program of the California Resources Agency, to non-agricultural use.

The proposed project would involve changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural uses or forest to non-forest uses.

2.2 Environmental Setting and Impacts

2. a and b) No Impact. The proposed project would be located on unoccupied land that is surrounded by residential and open space uses. The site is currently undeveloped with evidence of grading in portions of the site. There is no historical evidence of agricultural use at the site and currently the site contains no agricultural uses. Dry land farming has been historically conducted on some of the off-site properties, but not the proposed project site (EAI, 2025).

The proposed project is not located within an area mapped by the City General Plan or California Farmland Mapping and Monitoring Program (FMMP) as containing Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project site is not in an Agricultural Preserve, is not under a Williamson Act contract, and is not located within 300 feet of agriculturally zoned property. The closest unique farmland and farmland of statewide importance is located approximately 1.6 miles north of the site (near the intersection of Ethanac Road and Murrieta Road). Therefore, the proposed project would not result in potentially significant direct or indirect impacts to agricultural lands. Since the proposed project site is not zoned for agriculture use, and zoned agricultural land is not located in close proximity to the site, development of the proposed project site would not create changes in the environment which could potentially convert other farmlands to non-agricultural use. Therefore, the proposed project will have no impact to farmland.

2. c and d) No Impact. The proposed project would be located on unoccupied land that is surrounded by residential and open space uses. Historical land use of the proposed project site,

and property surrounding the site, has been vacant. There are three types of forest vegetation in the City: Southern coast live oak riparian forest, southern cottonwood/willow riparian forest, and southern sycamore/alder riparian woodland (City of Menifee, 2013).

Portions of the site have been graded, the site is vacant, and currently does not contain trees or any type of forestland. Therefore, the proposed project would not result in any direct or indirect impacts to forestland resources.

2. e) No Impact. As described above, the proposed project would be located on unoccupied, vacant land that has been partially graded. While surrounding areas were previously used for dry agricultural grain farming, no such use has been documented on the proposed project site. Further, the site has been partially graded, is vacant, and currently contains no agricultural uses or forestland uses. Therefore, the proposed project would not result in any direct or indirect impacts to agricultural or forest land resources.

2.3 Mitigation Measures

No further mitigation measures are required since no significant adverse agricultural or forest resource impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY.

When 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:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a non-attainment area for an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting substantial number of people?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.1 Significance Criteria

Impacts will be evaluated and compared to the South Coast Air Quality Management District (SCAQMD) significance criteria in Table 2-1. If impacts equal or exceed any of the criteria in Table 2-1, they will be considered significant.

TABLE 2-1

Air Quality Significance Thresholds

Mass Daily Thresholds		
Pollutant	Construction	Operation
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
TAC, AHM, and Odor Thresholds		
Toxic Air Contaminants (TACs)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Hazard Index ≥ 1.0 (project increment) Hazard Index ≥ 3.0 (facility-wide)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	

PM10 = particulate matter less than 10 microns in size, TAC = toxic air contaminant; AHM = Acutely Hazardous Material. NOx = Nitrogen Oxide, CO = Carbon Monoxide, VOC = Volatile Organic Compounds, SOx = Sulfur Oxide.

3.2 Environmental Setting and Impacts

3. a) Less Than Significant Impact. The project is located in the South Coast Air Basin. The most recent air plan for the South Coast Air Basin is the 2022 Air Quality Management Plan (AQMP) prepared by the SCAQMD. The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved in the South Coast Air Basin within the timeframes required under federal law (SCAQMD, 2022). The strategies in the 2022 AQMP include control measures that target stationary, mobile and indirect sources. These control measures are based on feasible methods of attaining the NAAQS and CAAQS. Since NOx is a precursor to the formation of ozone, SCAQMD committed in the 2022 AQMP to reduce 29 tons per day of NOx as a means to achieving attainment with the ozone NAAQS. The methods for achieving these NOx emission reductions are outlined in a wide variety of control measures, which are eventually further developed by SCAQMD into new or amended rules and regulations.

Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), the agency that develops regional growth forecasts, and the most recent of these growth forecasts were then relied upon to develop future air quality forecasts for the 2022 AQMP. Development occurring at the local level that is consistent with the growth projections in the General Plans for counties and cities in South Coast AQMD’s jurisdiction are considered to be consistent with the 2022 AQMP. The proposed project would provide educational opportunities to support the planned growth in the City of Menifee and County of Riverside.

The proposed project site is proposed to be a neighborhood-serving school, so some of the students would walk to the school site, and some would be dropped off by their parents. The City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) (City of Menifee, 2022), indicates that K-12 schools would decrease the number of trips or the distance those trips travel to transport students to school and, thus, would be a VMT reducing project which would also reduce emissions associated with school transportation. Thus, the proposed project site is considered to be consistent with the air quality-related regional plans since it supports the proposed development in the Menifee General Plan for the area by providing education opportunities closer to areas that are currently not served by nearby schools.

3. b) Less Than Significant Impact.

Construction Emissions

Construction activities associated with the proposed project would result in emissions of carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM10), particulate matter less than 2.5 microns in diameter (PM2.5), volatile organic compounds (VOCs), nitrogen oxides (NOx) and sulfur oxides (SOx). Construction activities include grading for the construction of foundations, installation of the new school buildings, installation of playgrounds and recreational facilities, and paving to develop parking lots. Construction-related activities will generate emissions from worker vehicles, trucks, and construction equipment.

Daily construction emissions were calculated for the peak daily construction activities. Construction emissions are the sum of the highest daily emissions from employee vehicles, fugitive dust sources, construction equipment, and transport activities for the construction period. The peak day is based on the day in which the highest emissions occur for each pollutant. The construction emission calculations were determined using the California Emissions Estimator Model (CalEEMod) Version 2022.1.37 for an elementary school with a parking lot and a special land use (unpaved areas) (to estimate emissions associated with playgrounds/ballfields). No mitigation techniques were applied in CalEEMod for construction activities to conservatively determine the worst-case construction emissions. Criteria pollutant emissions during construction activities were then compared to their respective significance thresholds. Peak construction emissions for the proposed project are summarized in Table 2-2. The CalEEMod output for the construction emissions is provided in Appendix A.

TABLE 2-2

Peak Construction Emissions

Year of Activity	Peak Daily Emissions (lbs/day)					
	CO	VOC	NOx	SOx	PM10	PM2.5
2027 Emissions	29	3.1	28	<0.1	9.1	5.1
2028 Emissions	27	31	17	<0.1	1.3	0.7
SCAQMD Threshold	550	75	100	150	150	55

CHAPTER 2: ENVIRONMENTAL CHECKLIST

Threshold Exceeded?	NO	NO	NO	NO	NO	NO
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See Appendix A for CalEEMod results.

Notes: SCAQMD Threshold = threshold criteria for determining environmental significance of construction activities, as provided in the South Coast Air Quality Management District's 1993 Handbook for Air Quality Analysis.

The proposed project emissions during the construction phase are compared to the SCAQMD CEQA thresholds in Table 2-2. The peak construction emissions are expected to be less than the SCAQMD CEQA significance thresholds so that no significant impacts on air quality are expected during the construction phase.

The construction emissions were also compared to the SCAQMD's localized significance thresholds (SCAQMD, 2009) (see Table 2-3) for a five-acre project. The overall construction area is 12.5 acres; however, construction activities are expected to be limited to a maximum of about four acres a day during peak construction activities. The localized significance thresholds are used to determine whether or not a project may generate significant adverse air quality impacts to the local sensitive receptors in the vicinity of the proposed project. The proposed project site is located in SCAQMD source receptor area 24. The estimated construction emissions associated with construction of the school were compared to the localized significance thresholds for CO, NO_x, PM₁₀, and PM_{2.5}. In all cases, the construction emissions were below the localized significance thresholds (see Table 2-3). Therefore, no significant localized air quality impacts are expected.

TABLE 2-3

Localized Emission Impacts Analysis

Source/Activity	On-site Source Emissions (lbs/day)					
	CO	VOC	NO _x	SO _x	PM ₁₀	PM _{2.5}
Peak On-site Emissions	29	31	28	<0.1	9.1	5.1
Screening Value ⁽¹⁾	1,577	NA	270	NA	13	8
Significant?	No	-	No	-	No	No

(1) Screening values for LST analysis from SCAQMD Final Localized Significance Threshold Methodology, Appendix C, Tables C-1, C-2, and C-4 and C-5 for SRA No. 24 for five-acre sites at 25 meters (October 2009).

It should be noted that construction activities must comply with the SCAQMD's Rule 403 – Control of Fugitive Dust Emissions in order to minimize impacts on nearby residential areas.

Operational Emissions

The emissions related to the operation of the proposed school site include emissions from mobile sources, including buses and worker vehicles, and area sources (emissions associated with natural gas use, landscaping activities, etc.). The operational emissions from the proposed project were determined using CalEEMod Version 2022.1.37 (see Appendix A) and are

summarized in Table 2-4. Table 2-4 reports the peak operational emissions regardless of whether the emissions occur during winter or summer months. The peak proposed project emissions during the operational phase are also compared to the SCAQMD CEQA thresholds in Table 2-4. The estimated operational emissions are expected to be less than the SCAQMD CEQA significance thresholds so that no significant impacts on air quality are expected during the operation of the proposed project.

It should be noted that the operational emissions provided in Table 2-4 are conservative and include emissions associated with vehicle travel to the site. They do not include the estimated emission reductions associated with the decrease in transportation emissions due to sighting a neighborhood school closer to the population that it serves.

TABLE 2-4
Operational Emissions Increases

Activity	Emissions (lbs/day, 24 hr/day)					
	CO	VOC	NOx	SOx	PM10	PM2.5
Area Source Emissions	3.0	2.2	<0.1	<0.1	<0.1	<0.1
Energy	0.4	<0.1	0.5	<0.1	<0.1	<0.1
Mobile Emissions	71	6.8	7.2	0.2	18.0	4.6
Total Project Emissions	74	9.0	7.7	0.2	18.0	4.7
SCAQMD Threshold	550	55	55	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

See Appendix A for CalEEMod results.

3. c) Less Than Significant Impact. The proposed project site is not expected to expose sensitive receptors within one mile to significant emissions. The consumer products (e.g., paints, coatings, cleaners, solvents, etc.) used by the school are regulated by the California Air Resources Board (CARB). The VOC content of coatings, cleaners, and solvents have been regulated by CARB and the SCAQMD, and the allowable VOC content of these materials has been decreasing, resulting in a concurrent reduction in VOC and related toxic air contaminant emissions. No major changes in the use of materials or the land uses adjacent to the existing school are expected.

School districts are required to consider emissions resulting from the use of chemicals listed in the California Health and Safety Code §25532 and §44321. The school site is located within the jurisdiction of the SCAQMD. In order to determine if the SCAQMD has any permitted facilities with the potential to emit hazardous air pollutants within one-quarter mile of the school site, the SCAQMD FIND website was accessed. The FIND website contains information on permitted facilities with emissions, including toxic air contaminants. No SCAQMD-permitted source was

identified within one-quarter mile of the school site. Four SCAQMD-permitted sources were identified at three separate facilities within one mile of the school site. All of these SCAQMD-permitted sources are emergency generators, which are not expected to be a regular producer of substantial emissions. Therefore, the proposed project is not expected to expose sensitive receptors to substantial emissions. Impacts related to toxic air contaminants are expected to be less than significant.

3. d) No Impact. No emissions are expected during either the construction or operational phases that are expected to generate odors. Emissions are limited to construction equipment and mobile sources so that no odor impacts are expected.

3.3 Mitigation Measures

No mitigation measures are required since no significant adverse air quality impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.1 Significance Criteria

The impacts on biological resources will be considered significant if any of the following criteria apply:

The project results in a loss of plant communities or animal habitat considered to be rare, threatened or endangered by federal, state or local agencies.

The project interferes substantially with the movement of any resident or migratory wildlife species.

The project adversely affects aquatic communities through construction or operation of the project.

4.2 Environmental Setting and Impacts

4. a) Less Than Significant Impact with Mitigation. The proposed project involves the construction of a new elementary school, a new parking lot, new playgrounds and play fields, and an extension to Valley Boulevard from McCall Boulevard to provide access to the school site. The new school site will be built on land that is currently vacant and does not contain dense vegetation. There are no major water bodies on the existing school site, and the property is not located within a 100- or 500-year flood zone, nor are any wetlands present at the site.

The City of Menifee contains a total of 12 plant communities, including chaparral, coast live oak woodland, dairy/livestock feedyards, field croplands, grove/orchard, nonnative grasslands, oak woodland, open water/reservoir/pond, residential/urban/exotic, riparian scrub Riversidean Sage Scrub, and southern cottonwood/willow riparian (City of Menifee, 2013). The proposed project site is primarily Riversidean Sage Scrub with some areas of non-native grasslands.

Riversidean Sage Scrub falls under the Coastal Sage Scrub Vegetation Community Classification. Coastal sage scrub is dominated by a characteristic suite of low-statured, aromatic, drought-deciduous shrubs and subshrub species. Composition varies substantially depending on physical circumstances and the successional status of the Vegetation Community; however, characteristic species include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), California encelia (*Encelia californica*), and several species of sage (e.g., *Salvia mellifera*, *S. apiana*). Other common species include brittlebush (*E. farinosa*), lemonadeberry (*Rhus integrifolia*), sugarbush (*Rhus ovata*), yellow bush penstemon (*Keckiella antirrhinoides*), Mexican elderberry (*Sambucus mexicana*), sweetbush (*Bebbia juncea*), boxthorn (*Lycium spp.*), shore cactus (*Opuntia littoralis*), coastal cholla (*O. prolifera*), tall prickly-pear (*Opuntia oricola*), and species of Dudleya.

Nonnative grasslands tend to be dominated by several species of grasses adapted to life in areas disturbed by agriculture: slender oat (*Avena barbata*), wild oat (*A. fatua*), fox tail chess (*Bromus madritensis*), soft chess (*B. hordeaceus*), rigpgut grass (*B. diandrus*), barley (*Hordeum spp.*), rye grass (*Lolium multiflorum*), English ryegrass (*L. perrene*), rat-tail fescue (*Vulpia myuros*), and Mediterranean schismus (*Schismus barbatus*). In addition, landscape species and invasive

species also occur at the site, including Russian thistle and geraniums appear to have migrated from adjacent residential areas.

The site has been significantly affected by past human activities and portions of the site have been graded. Plant species occurring on the site include fiddleneck, Russian thistle and various grass species, which are typical of disturbed areas. The site does not support any sensitive habitats or any sensitive species. The site is within or partially within the Stephen's Kangaroo Rat Fee Area (County of Riverside Ordinance 663.10).

The Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on conserving species and their associated habitats in Western Riverside County. It covers multiple species and multiple habitats under multiple jurisdictions and provides a coordinated MSHCP Conservation Area to preserve biological diversity and maintain the region's quality of life. Specific habitat areas within designated Individual Criteria Area Cells, Cell Groups, Wildlife Corridors, and Habitat Core Areas have, therefore, been identified for long-term preservation/conservation; the MSHCP includes specific survey and mitigation requirements which vary depending on the location of the project within certain plan areas and/or proposed conservation areas. The proposed project site is located within the MSHCP Sun City/Menifee Area Plan, within the MSHCP-identified Burrowing Owl Survey Area (County of Riverside, 2004).

The proposed project site is not located within the Narrow Endemic Plant Species Survey Area. The site is not located in close proximity to any conservation areas established by the Riverside County MSHCP, nor to MSHCP Public/Quasi-Public Lands. The closest conservation area is Constrained Linkage 17 (Paloma Valley), located over eight miles southeast of the site (and south of Scott Road) (County of Riverside, 2004). Therefore, the proposed project would have no impacts on these or any other native plant species of concern.

Animals

Wildlife species have been observed inhabiting and foraging at the proposed project site. The kind of habitat present on the proposed project site is best suited to foraging bird species. Species common to the coastal sage scrub habitat include white-tailed kite (*Elanus caeruleus*), northern harrier (*Circus cyaneus*), red-tailed hawk (*Buteo jamaicensis*), killdeer (*Charadrius vociferus*), rock dove (*Columba livia*), mourning dove (*Zenaida macroura*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), western kingbird (*Tyrannus verticalis*), loggerhead shrike (*Lanius ludovicianus*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), California horned lark (*Eremophila alpestris actia*), northern rough-winged swallow (*Stelgidopteryx serripennis*), bushtit (*Psaltiriparus minimus*), house wren (*Troglodytes aedon*), Savannah sparrow (*Passerculus sandwichensis*), song sparrow (*Melospiza melodia*), white-crowned sparrow (*Zonotrichia leucophrys*), western meadowlark (*Sturnella neglecta*), brown-headed cowbird (*Molothrus ater*), and house finch (*Carpodacus mexicanus*). Animals common to the area include desert cottontail (*Sylvilagus audubonii*), California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher mounds (*Thomomys bottae*), the western fence lizard (*Sceloporus occidentalis*), Southern Pacific rattlesnake (*Crotalus viridis helleri*), and the coyote (*Canis latrans clepticus*).

Burrowing Owl Survey

The burrowing owl (*Athene cunicularia hypugaea*) is a California Department of Fish and Wildlife (CDFW) Species of Special Concern that can inhabit grasslands, deserts and shrublands with low-growing vegetation. Burrows are the essential component of the burrowing owl habitat, which provide protection, shelter, and nests for burrowing owls. Burrowing owls typically use burrows made by mammals, e.g., the California ground squirrel, but can also use man-made structures such as cement culverts, pipes, asphalt or wood debris piles and openings beneath pavement. Burrowing owls may utilize a site for breeding, wintering, foraging, and/or migration stopovers; a site is considered “occupied” if at least one burrowing owl has been observed occupying a burrow within the last three years. It has a scattered distribution throughout the Western Riverside County MSHCP area outside of montane areas. About half of the City of Menifee is within a Burrowing Owl Survey Area, including the proposed school site.

A burrowing owl habitat survey was conducted in January 2026. Habitat suitability for burrowing owls was assessed during the initial field survey. The obvious nature of the site appeared suitable for burrowing owls. It includes large open expanses of sparsely vegetated grassland on gently rolling and level terrain. As a critical habitat feature, burrowing owls require the use of rodent or other burrows for roosting and nesting. Both natural and artificial burrows provide protection, shelter and nests for owls. Numerous (hundreds) burrows were observed at the site and a number of burrows appeared to be active for mammal (e.g., gopher) activity. Therefore, the proposed project site contains habitat suitable for the burrowing owl; however, no burrowing owls or evidence of burrowing owl activity were observed on or adjacent to the proposed project site.

No burrowing owls were determined to be present on the site; however, the MSHCP burrowing owls survey protocol requires a pre-construction survey for burrowing owls no more than 30 days prior to ground disturbance. The implementation of mitigation measure BR-1 requiring such surveys will ensure the project impacts on burrowing owls is less than significant and ensures the proposed project does not conflict with the MSHCP.

No federal- or state-listed endangered species, threatened species, sensitive species, or special status species were determined to be present on-site during the site surveys and assessments or based on the review of additional listed species not covered by the MSHCP. Therefore, no substantial adverse effect will result to endangered, threatened, sensitive or special status species and the impacts on biological resources are considered to be less than significant.

The proposed project site does not support trees and shrubs suitable for nesting habitat for birds, including migratory birds. The suitable habitat at the site is limited to burrowing owls as discussed above. The implementation of mitigation measure BR-1 requiring pre-construction surveys will ensure the project impacts on migratory birds and burrowing owls is less than significant.

4. b and c). No Impact. Natural watercourses, riparian/riverine areas, wetland, or other kinds of aquatic features (i.e., vernal pools or swales, ephemeral ponds, stock ponds or other human-

modified depressions) are not present on the site. Therefore, the biological functions and values of riparian, wetlands, vernal pools or other types of aquatic environments do not exist. No narrow endemic plant species, or sensitive species associated with riparian/riverine, vernal pool or wetland habitats were determined to be present on-site. Therefore, the proposed project will have no impacts on these biological resources.

4. d) No Impact. The proposed school site does not support trees suitable for nesting habitat for birds, including migratory birds. The suitable habitat at the site is limited to burrowing owls as discussed above. The implementation of mitigation measure BR-1 requiring preconstruction surveys will ensure the project impacts on migratory birds and burrowing owls is less than significant.

The site has been affected by human activities and, as such, predominantly supports common wildlife species that are adapted to human land uses. The site does not support any sensitive habitats or any sensitive species. Further, the site is surrounded by urban development (houses) on the north, south, and east. Therefore, the proposed project site is not considered to act as a movement or migratory corridor or native nursery for wildlife species, as little native habitat remains at the site. Therefore, although the site may provide for some movement of common wildlife species, the proposed project will not interfere substantially with the movement of wildlife species and will not impede the use of wildlife corridors or nursery sites, resulting in less than significant impacts.

4. e and f). No Impact. The proposed project is not expected to conflict with local policies protecting biological resources, or conflict with local policies protecting biological resources, e.g., Riverside County Integrated Project (RCIP) policies, as discussed below.

- Policy LU 8.1 provides for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values. No such resources were identified at the proposed project site.
- Policy LU 8.2 requires that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. Through the preparation of this document, as well as through implementation of mitigation measure BR-1, potential impacts on biological resources will be reduced to less than significant.
- Policy OS 5.5 states that new development shall preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. No native habitat or natural watercourses exist at the proposed project site.
- Policy OS 5.6 states that upland habitat areas adjacent to wetland and riparian areas shall be identified and critical areas conserved. No riparian habitat exists at the proposed site.

- Policy OS 9.3 states that superior examples of native trees, natural vegetation, stands of established trees, and other features shall be maintained and conserved. No native trees and little native vegetation exists at the proposed project site.

Regarding the Sun City/Menifee Valley Area Plan policies that pertain to preservation of biological resources,

- Policy SCMVAP 23.1 requires that a continuous linkage along Warm Springs Creek between the Southwestern Riverside County Multi-Species Reserve and French Valley east of Interstate 215 and south of Scott Road be maintained. The proposed project site is not located within or adjacent to or will impact this Reserve.
- Policy SCMVAP 23.2 will conserve upland habitats including coastal sage scrub, annual grassland and agricultural lands in the proposed core habitat conservation area within French Valley. No native trees and little native vegetation exist at the proposed project site and the site is not located in French Valley.
- Policy SCMVAP 23.3 will conserve auld clays in the proposed core habitat conservation area within French Valley to assist in conservation for Munz's onion. The proposed project site is not located with the core habitat conservation area within French Valley.
- Policy SCMVAP 23.4 will provide opportunities for a connection between the Southwestern Riverside County Multi-Species Reserve and the Sedco Hills/Estelle Mountains via French Valley to protect populations of gnatcatchers in both of these areas. The proposed project site is not located within or adjacent to or will impact this Reserve.

Based the above and implementation of mitigation measure BR-1, the proposed project site will not conflict with any local policies regarding the MSHCP or protection of biological resources.

4.3 Mitigation Measures

In order to comply with the MSHCP and avoid adverse impacts to burrowing owls the following mitigation measure shall be implemented.

- BR-1 A pre-construction survey for burrowing owls shall be performed on the proposed project site 30 days prior to ground disturbance. The survey shall be performed according to current MSHCP burrowing owl survey protocols by a qualified biologist. If burrowing owls are found on-site during the pre-construction surveys, a Relocation Plan shall be prepared by a qualified biologist and submitted to the CDFG. All relocation and mitigation of the burrowing owls must follow CDFG protocols.

Development of the proposed school site will increase urban development at a site that is currently undeveloped. However, the proposed project site is surrounded by residential development on the north, south, and east sides. Native habitat is limited at the proposed project

site and common animals inhabit the site. Implementation of the mitigation measure that requires a preconstruction survey and appropriate relocation of any identified burrowing owls on the site would reduce the impacts to less than significant.

Mitigation Monitoring: Implementing Party: The MUSD will be the implementing party for biological resources mitigation measure BR-1.

Monitoring Agency: MUSD will monitor implementation of the mitigation measure. The MUSD will follow the requirements of the Riverside MSHCP and hire an approved biologist to conduct a pre-construction survey for burrowing owls on the proposed project site within 30 days prior to ground disturbance. The contract with the biologist will include the requirements of BR-1. This survey will ensure compliance with the County of Riverside MSHCP protocols and mitigation measure BR-1. The requirements for the burrowing owl pre-construction survey will be included in the contract with the contractor that develops the proposed school site.

No significant adverse impacts to biological resources are expected to occur as a result of the construction or operation of the project, following implementation of the mitigation measure.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.1 Significance Criteria

Impacts to cultural resources will be considered significant if:

The project results in the disturbance of a significant prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group.

Unique cultural resources are present that could be disturbed by construction of the proposed project.

The project would disturb human remains.

5.2 Environmental Setting and Impacts

5. a) No Impact. CEQA Guidelines state that “generally, a resource shall be considered ‘historically significant’ if the resource meets the criteria for listing in the California Register of Historical Resources including the following:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Is associated with the lives of persons important in our past;

- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- Has yielded or may be likely to yield information important in prehistory or history (CEQA Guidelines §15064.5).

Generally, resources (buildings, structures, equipment) that are less than 50 years old are excluded from listing in the National Register of History Places unless they can be shown to be exceptionally important. There are no buildings or structures at the site and it has not been developed. In addition, a review of online historical aerial photographs was conducted as part of the Phase 1 report prepared for the site (EAI, 2025). There is no evidence of any occupation within the project boundaries. As a result, there are no structures at the proposed project site listed on registers of historic resources. No adverse impacts to historic buildings are expected as a result of implementing the proposed project as no buildings would be impacted.

5. b) Less Than Significant Impact. A pedestrian survey was performed on January 15, 2026. The survey transects were approximately 20 meters apart, covering approximately 70 percent of the proposed project site area. The field survey did not identify cultural resources within or adjacent to the proposed project site, therefore, the proposed project site has a low sensitivity for cultural resources. It is not likely that any cultural resources would be impacted by the proposed project.

While the likelihood of encountering cultural resources is low, there is still a potential that archaeological resources may exist. Any such impact would be eliminated by using standard construction practices and complying with provisions of Section 21083.2 of the Public Resources Code, which requires the following in the event that unexpected subsurface resources are encountered:

- Conduct a cultural resources orientation for construction workers involved in excavation activities. This orientation will show the workers how to identify the kinds of cultural resources that might be encountered, and what steps to take if cultural resources are encountered during excavation activities;
- Monitoring of subsurface earth disturbance by a professional archaeologist and an appropriate representative if cultural resources are exposed during construction;
- Provide the archaeological monitor with the authority to temporarily halt or redirect earth disturbance work in the vicinity of cultural resources exposed during construction so the find can be evaluated and mitigated as appropriate; and
- As required by state law, prevent further disturbance if human remains are unearthed, until the County Coroner has made the necessary findings with respect to origin and disposition, and the Native American Heritage Commission has been notified if the remains are determined to be of Native American descent.

Finally, mitigation measures that have been developed to mitigate potential tribal cultural resources would also require the presence of an archaeological monitor during site grading. This would also mitigate potential impacts to cultural resources. See Section XVIII for a discussion of the tribal cultural resources mitigation measures.

5. c) No Impact. No known human remains or burial sites have been identified within the school site, so the proposed project is not expected to disturb any human remains.

5.3 Mitigation Measures

No mitigation measures are required since no significant adverse cultural resources impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. ENERGY.

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources, during project construction or operations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6.1 Significance Criteria

The impacts to energy resources will be considered significant if any of the following criteria are met:

The project conflicts with adopted energy conservation plans or standards.

The project results in substantial depletion of existing energy resource supplies.

An increase in demand for utilities impacts the current capacities of the electric and natural gas utilities.

The project uses non-renewable resources in a wasteful and/or inefficient manner.

6.2 Environmental Setting and Impacts

6. a) Less Than Significant Impact. The proposed project involves the construction of a new elementary school site in the City of Menifee. Energy uses associated with the proposed project site are expected to include electricity, natural gas, and petroleum products in the form of gasoline and diesel fuel. Electricity will be used for lighting, computers, cafeteria purposes, etc. Natural gas is expected to be used for heating purposes. Gasoline and diesel fuels are used to transport students, employees and delivery trucks to/from the school site.

Using the CalEEMod estimates (see Appendix A), the school is estimated to require approximately 455,565 kilowatt hours per year (kWhr/yr) and approximately 1,676 million Btu/year of natural gas. Construction of the proposed project site will be required to comply with the applicable portions of Title 24 of the California Code of Regulations (California Building Standards). Specifically, Parts 6 and 11, the California Energy Code and the California Green Building Standards Code (CALGreen), address the need to improve energy efficiency and combat climate change and have been adopted to minimize energy consumption and reduce GHG emissions. Because of the success of these standards, California's per capita electricity consumption has dropped 24 percent over the last 40 years. Compliance with California's Title 24/CALGreen standards ensures that the project will not result in wasteful, inefficient or unnecessary consumption of energy resources or result in a significant impact on electricity or natural gas. Further, using energy resources to educate students would not be considered a unnecessary consumption of energy.

6. b) No Impact. The proposed project is not expected to conflict with any adopted energy conservation plan or existing energy standard. The applicable energy conservation plan and standards are those that are included in Title 24/CALGreen standards. Electricity for the school site will be purchased through Southern California Edison which is subject to the requirements of Senate Bill 100 (SB 100). SB 100 requires that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 2045. As discussed in 6 a) above, the project is required to comply with the applicable portions of Title 24/CALGreen standards; therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

6.3 Mitigation Measures

No mitigation measures are required since no significant adverse energy impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS.				
Would the project:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
-

7.1 Significance Criteria

The impacts on the geological environment will be considered significant if any of the following criteria apply:

Topographic alterations would result in significant changes, disruptions, displacement, excavation, compaction or over covering of large amounts of soil.

Unique geological resources (paleontological resources or unique outcrops) are present that could be disturbed by the construction of the proposed project.

Exposure of people or structures to major geologic hazards such as earthquake surface rupture, ground shaking, liquefaction or landslides.

Secondary seismic effects could occur which could damage facility structures, e.g., liquefaction.

Other geological hazards exist which could adversely affect the facility, e.g., landslides, mudslides.

7.2 Environmental Setting and Impacts

7. a, c, and d) Less Than Significant Impact. Menifee lies in the northern part of the Peninsular Ranges Geomorphic Province, which is characterized by northwest-trending mountains and valleys extending from the Los Angeles Basin on the north southeast into Baja California. The province is bounded by the San Andreas fault zone on the east and extends offshore to the west. The northern, onshore part of the province is divided into three major fault bounded blocks that are from west to east, the Santa Ana Mountains block, the Perris block and the San Jacinto Mountains block. The Perris block, where Menifee is located, is bounded by the Elsinore fault zone on the southwest and the San Jacinto fault zone on the northeast.

The southern California area is located within a seismically active region. The most significant potential geologic hazard is estimated to be seismic shaking from future earthquakes generated by active or potentially active faults in the region. Although there have been a number of faults identified in southern California, all of the faults are associated with the San Andreas Fault system. The San Andreas Fault is located on the north side of the San Gabriel Mountains trending east-southeast as it passes the Los Angeles Basin. This fault is recognized as the longest and most active fault in California. It is generally characterized as a right-lateral strike-slip fault which is comprised of numerous sub-parallel faults in a zone over two miles wide. There is a high probability that southern California will experience a magnitude 7.0 or greater earthquake along the San Andreas or San Jacinto fault zones, which could generate strong

ground motion in the project area (Reich, 1992). The Elsinore Fault Zone is located approximately 15 miles southwest of the proposed school site. The San Jacinto fault zone is located approximately 20 miles northeast and the San Andreas fault zone is located approximately 30 miles northeast of the project site. The location of the proposed project site is gently sloping with minor changes in elevations and no known landslides, lateral spreading, collapse or rock fall hazards (City of Menifee, 2013).

Based on the historical record, it is probable that earthquakes will affect the southern California region in the future. Research shows that damaging earthquakes will occur on or near recognized faults which show evidence of recent geologic activity. There is the potential for damage to the new structure in the event of an earthquake. Thus, the new classroom buildings must be designed to comply with the California Building Code requirements since the project is located in a seismically active area. The local city is usually responsible for assuring that a new development complies with the California Building Code as part of the issuance of the building permits and can conduct inspections to ensure compliance. For schools, the Division of the State Architect (DSA) approves building permits and assures compliance with the applicable building codes. The California Building Code is considered to be a standard safeguard against major structural failures and loss of life. The goal of the code is to provide structures that will: (1) resist minor earthquakes without damage; (2) resist moderate earthquakes without structural damage, but with some non-structural damage; and (3) resist major earthquakes without collapse, but with some structural and non-structural damage.

The California Building Code determines seismic design based on minimum lateral seismic forces ("ground shaking"). The California Building Code requirements operate on the principle that providing appropriate foundations, among other aspects, helps to protect buildings from failure during earthquakes. The basic formulas used for the California Building Code seismic design require determination of the seismic zone and site coefficient, which represent the foundation conditions at the site. MUSD must obtain building permits, as applicable, for all new proposed project structures. MUSD shall submit building plans to the DSA. MUSD must receive approval of all building plans and building permits to assure compliance with the latest Building Code adopted by the DSA prior to commencing construction activities.

Liquefaction is the loss of strength and stiffness in soil due to ground shaking, which typically occurs within 50 feet of the surface, in saturated, loose fine- to medium-grained sandy to silty soils. Three conditions are needed for liquefaction to occur: ground shaking with acceleration of about 0.2 g or greater; loose, unconsolidated sediments; and saturate soil within about 50 feet of the surface. As discussed above, ground shaking could occur in the region. However, the soils in the area are generally older surficial depositions and are mostly fan sediments. Below the surface, the soils are moderately dense and consist of silty to sandy clays. Further, groundwater is not located near the surface, so saturated soils are not present at the site. Therefore, liquefaction is not expected to be a hazard at the site (City of Menifee, 2013).

Strong ground shaking can worsen existing slope instability, causing earthquake-induced landslides. Conditions contributing to such landslides include high earthquake potential; rapid uplift and erosion resulting in steep slopes and deeply incised canyons; highly fractured and folded rock; and rock with inherently weak components. Hills to the west of the proposed

project site contain some of the characteristics. However, the project site has gently sloping hills and lacks the conditions that contribute to landslides (City of Menifee, 2013). Further, the site will be graded and generally flat, once developed. Therefore, no significant impacts from landslides would be expected.

Accordingly, the installation of new structures at a school site is required to conform to the California Building Code and all other applicable state and local building codes. Thus, installation of new buildings would not alter the exposure of people or property to geological hazards such as earthquakes, liquefaction, subsidence, landslides, mudslides, ground failure, or other natural hazards. As a result, substantial exposure of people or structures to the risk of loss, injury, or death is not anticipated.

7. b) Less Than Significant Impact. During construction of the proposed project, the possibility exists for temporary wind and water erosion resulting from excavation and grading activities. Wind erosion will be minimized through soil stabilization measures required under SCAQMD Rule 403 – Fugitive Dust, which includes control measures such as water application in sufficient quantities to prevent the generation of visible dust plumes, and limit vehicular traffic and disturbances on soil, where possible. Water erosion is minimized by erosion control practices required pursuant to the National Pollution Discharge Elimination System which includes silt fencing, fiber rolls, or sandbags. Following completion of the construction phase, the school site would be covered by paving, structures, playfields and landscaping. Impacts related to soil erosion would be less than significant with implementation of the existing regulations and requirements.

7. e) No Impact. Sewer service will be available through a Publicly Owned Treatment Works (POTW), so the soil will not need to support septic tanks, or alternative wastewater disposal systems. Therefore, no impacts on soils due to septic systems or alternative wastewater systems would occur.

7. f) Less Than Significant Impact. Potentially sensitive areas for the presence of paleontological resources are based on the underlying geologic formation and the type of rock exposed at the surface in a given area. Pleistocene alluvial valley deposits and very old fan deposits mapped throughout the City have a high paleontological sensitivity. The proposed project site is located in an area of low paleontological sensitivity (City of Menifee, 2013) as the site is located adjacent to the hills. The low hills throughout the City consist of rock outcrops with low potential to contain significant fossil resources. Outcrops include Mesozoic metasedimentary rocks of the Peninsular Ranges batholith and Cretaceous granitic rocks of the Peninsular Ranges batholith, as well as intermixed Mesozoic schist and Cretaceous granitics. These Mesozoic metasedimentary rocks and Cretaceous granitic rocks have no potential to contain significant fossil resources. The project site contains Cretaceous rocks of the Peninsular Ranges and thus has a low potential for paleontological resources. Therefore, it is not likely that any paleontological resources would be impacted by the proposed project.

7.3 Mitigation Measures

No mitigation measures are required since no significant adverse geology and soils impacts associated with the proposed project were identified.

CHAPTER 2: ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

8.1 Significance Criteria

The impacts on greenhouse gas (GHG) emissions will be considered significant if any of the following criteria apply:

Small projects that exceed 3,000 metric tons per year.

Industrial projects that exceed 10,000 metric tons per year in the SCAQMD.

The threshold is based on the County of Riverside Greenhouse Gas Emissions Screening Tables (County of Riverside, 2012) which determines the GHG emissions allowed by a project such that 90 percent of the emissions (on average) from all projects would exceed that level and be “captured” by the threshold. To establish the threshold, the County reviewed 738 projects from the state Office of Planning and Research (OPR, currently referred to as the Office of Land Use and Climate Innovation). Emissions from each of these projects were calculated by the SCAQMD to provide a consistent method of emissions calculations across the sample population. In calculating the emissions from projects within the sample population, GHG construction emissions were amortized over 30-years (the average economic life of a development project).

The analysis determined that the 90th percentile ranged from 2,983 metric tons (MT) to 3,143 MT of carbon dioxide equivalents per year. The 3,000 MT per year value is the low end value within that range rounded to the nearest hundred tons of emissions and is used in defining small projects that are considered less than significant and do not need further mitigation (County of Riverside, 2012).

8.2 Environmental Setting and Impacts

8. a and b) Less Than Significant Impact. Global climate change refers to changes in average climatic conditions on the earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in the average temperature of the earth's surface and atmosphere. One identified cause of global warming is an increase of GHGs in the atmosphere. The six major GHGs identified by the Kyoto Protocol are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), haloalkanes (HFCs), and perfluorocarbons (PFCs).

Three major greenhouse gas pollutants are common and include: CO₂, N₂O, and CH₄. These GHG emissions are reported in million metric tons of CO₂ equivalent (MMTCO₂e.) Mobile sources generate 42 percent of the total GHG emissions in the California, followed by industrial sources with 25 percent, and electric utility generation with 12 percent. The remaining 21 percent of the total GHG emissions are from commercial and residential, agriculture, high global warming potential, and recycling/waste handling sources (CARB, 2024).

In response to growing scientific and political concern regarding global climate change, California adopted a series of laws to reduce both the level of GHGs in the atmosphere and to reduce emissions of GHGs from commercial and private activities within the state. In June 2005, Governor Schwarzenegger signed Executive Order S-3-05, which established GHG emissions reduction targets for the state, as well as a process to ensure that the targets are met. In May 2012, the County of Riverside released a GHG Reduction Plan, the Climate Action Plan (CAP), to reduce greenhouse gas emissions to 15 percent less than 2008 levels by 2020. The County revised its GHG Reduction Plan in March 2019 which included GHG emission inventory updates; the 2020, 2030, and 2050 emission reduction targets; and the reduction measures to reach the targets. Projects that garner at least 100 points are consider consistent with the reduction quantities anticipated in the Climate Action Plan Update. The 2019 CAP set the GHG target of 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050 (Riverside County, 2025).

The County has developed the 2025 Draft Climate Action Plan (CAP), which refined the County's efforts to meet the GHG reduction strategies in the 2019 CAP for the years 2035 and 2050. The proposed 2025 CAP Update measures would achieve reductions in GHG production by addressing energy efficiency in existing and new residential and non-residential buildings, increasing water efficiency, expanding transportation options and electrifying fleets, reducing landfilled waste, promoting clean energy use and electrification of equipment and aviation, and promoting best management practices in agricultural activities (Riverside County, 2025).

This 2025 CAP Update includes reduction targets for year 2030 and year 2045, consistent with the 2022 Scoping Plan. These reduction targets require Riverside County to reduce emissions by at least 211,910 MTCO₂e below the adjusted business as usual scenario by 2030 and at least 2,564,723 MTCO₂e below the adjusted business as usual scenario by 2045 (approximately an 87 percent reduction). Reduction measures were provided in the 2025 CAP Update to meet the 2030 and 2045 reduction targets (Riverside County, 2025).

The GHG emissions for the proposed project were estimated using CalEEMod (see Table 2-5 and Appendix A). GHG emissions during construction activities are primarily associated with internal combustion engines in heavy construction equipment, e.g., trucks, cranes, bulldozers, etc. The estimated GHG emissions due to construction activities associated with the proposed project are estimated to be about 613 metric tons during the entire construction period, or 20.4 metric tons per year amortized over 30 years.

Operational emissions associated with the proposed project include combustion emissions from vehicle engines, natural gas use, consumer products, architectural coatings, and landscaping activities. The estimated GHG operations emissions due to operation of the proposed project are expected to be about 2,541 metric tons per year. The total GHG emissions from the proposed modifications are 2,561 metric tons per year, which is below the Riverside County GHG threshold of 3,000 metric tons per year. Therefore, no significant increase in GHG emissions and related climate change are expected due to the proposed project.

TABLE 2-5
Proposed Project Increase in GHG Emissions
(metric tons per year)

ACTIVITY	CO ₂ e
30-year Amortized Construction Emissions	20.4
Increase in Operational Emissions	2,541
Total GHG Emissions	2,561
Significance Threshold Level	3,000
Significant?	No

The GHG emission estimates in Table 2-5 are conservative and included GHG emissions associated with vehicle travel to the site. They do not include the estimated GHG emission reductions associated with the decrease in transportation emissions due to sighting a neighborhood school closer to the population that it serves.

8.3 Mitigation Measures

No mitigation measures are required since no significant adverse greenhouse gas impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9.1 Significance Criteria

The following thresholds of significance are generally based on Appendix G to the CEQA Guidelines. Implementation of the proposed project may have significant adverse hazards and hazardous materials impact on the environment if the project:

Creates a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

Creates 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; or

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, create a significant hazard to the public or the environment.

9.2 Environmental Setting and Impacts

9. a), b), c) and d) No Impact. A Phase I Environmental Site Assessment (Phase I ESA) under the requirements of California Education Code Section 17213.1(a) was completed by Environmental Audit, Inc. in April 2025 for the proposed project site. As part of the Phase I ESA, numerous information sources were reviewed to develop an understanding of the current and historical land use practices at the proposed project site and surrounding properties that may impact the proposed project site, associated with the handling, use, storage, and/or disposal of hazardous substances or wastes. The Phase I ESA concluded the following:

- The proposed project site is vacant and no development has occurred at the proposed project site.
- Land use surrounding the site is currently residential and undeveloped land. Dry land farming is known to have been historically conducted on some of the off-site properties.
- The proposed project site was not identified on any database lists as a property known or suspected to be contaminated. The radius search distances for various federal, state, local and tribal database lists reviewed complied with the requirements of ASTM, E1527-05.
- No facilities that emit hazardous air pollutants have been permitted by the SCAQMD within a one-quarter mile radius of the school site.
- No sites with known toxic and/or hazardous substances contamination are located near the proposed project site, including sites compiled pursuant to Government Code Section 65962.5.

- No landfills, chemical plants, oil fields, refineries, or other businesses that may have produced major hazardous contamination existed at the proposed project site.
- No naturally occurring hazardous materials, including asbestos and oil and gas existed at the proposed project site.

The proposed project would not generate or create a significant hazard through the transport or use of hazardous materials. While grading and construction activities may involve the transport, storage, use or disposal of some hazardous materials, e.g., on-site fueling for construction equipment, this activity will be short term and subject to federal, state, and local health and safety requirements.

Per Education Code Section 17213.1(a), a Phase I ESA was completed for the proposed project site (EAI, 2025). The Phase 1 ESA concluded that there were no recognized environmental conditions (current or historical) (e.g., hazardous substances or petroleum products indicative of a release to the environment). Further, the site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The site was considered to be in a *de minimis* condition indicating that it does not represent a threat to human health or the environment, and is not subject to enforcement actions. The Phase I ESA was submitted to the Department of Toxic Substances Control (DTSC) for their review and approval. All new school sites must obtain a no further action (NFA) designation from DTSC which establishes no significant risk to children’s health, children’s learning abilities, public health or the environment due to the presence or threatened release of hazardous materials or naturally occurring hazardous materials. On July 21, 2025, DTSC determined that, based on the Phase 1 report and a site visit, neither a release of hazardous material nor the presence of a naturally occurring hazardous material, which could pose a threat to public health or the environment, was indicated at the site. DTSC concluded that No Further Action is required at the site and approved the Phase 1 report. Therefore, no hazard impacts associated with exposure to hazardous materials are expected at the proposed project site.

9. e) No Impact. The nearest commercial airport is the Perris Valley Airport (L65) located approximately three miles north of the site at 2091 Goetz Road, Perris. The Perris Valley Airport is a privately owned and operated airport open to the public. It has one 5,100-foot runway and is used for general aviation and skydiving. The airport operates from dusk to dawn daily year-round and does not have a control tower, runway lights, or approach lights

The proposed project site is not located within the vicinity of the Perris Valley Airport, and there are no other airports (public or private) within two miles of the proposed project site. A privately owned airport identified as Pines Airpark Airport (Airport Identifier 8CA5) was located approximately 7.3 miles southeasterly of the proposed project site at 32655 Flight Way, Winchester, however, the airport was permanently closed. Therefore, the proposed project site will not result in the exposure of additional people to airport safety or noise hazards.

9. f) No Impact. The site is currently vacant and surrounded by low density housing and commercial development. Development of an elementary school is not expected to interfere with any current emergency response plans. The MUSD would develop emergency response

plans for Elementary School No. 17 to implement in the event of natural disasters, fires or other types of incidents. However, the proposed project site would not interfere with any current emergency response plans.

9. g) Less Than Significant Impact. The proposed project is located in an area that has been disturbed with partial grading, and is not located within an area that contains dense vegetation. The California Department of Forestry and Fire Protection (CalFIRE) maps areas of significant fire hazard based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones, determine the requirements for special building codes designed to reduce the potential impacts of wildland fires on urban structures. The proposed project site and immediately surrounding areas are located within a Very High Fire Hazard Severity Zone, as the area is located adjacent to undeveloped wildland areas to the west (City of Menifee, 2025).

The CalFire Maps evaluate “hazards,” not “risk.” Hazard is based on physical conditions that create expected fire behavior over a 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts. Risk is the potential damage a fire can do to the area under existing conditions, accounting for modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.

Building within Fire Hazard Severity Zones requires the following:

- Materials and Construction Methods for Exterior Wildfire Exposure.
- 100-foot defensible space clearance requirements.
- Property development standards such as road widths, water supply, and signage.

California’s Wildland-Urban Interface (WUI) Code sets minimum rules for building in fire-prone areas, covering defensible space vegetation, and fire-resistant construction materials (e.g., roofs, windows, siding) to stop wildfire spread. The Code ensures structures can withstand embers and fire, while also managing the landscaping around them, requiring specific materials and designs for decks, vents, etc. Key aspects of the WUI Code include the following:

- **Defensible Space:** Mandates vegetation management and creating non-combustible zones around new construction, with the first five feet being critical.
- **Building Materials:** Requires specific, tested, and listed materials for exterior elements like roofing, siding, windows, and vents that resist ignition from wildfire.
- **Construction Methods:** Outlines how to build to resist fire, including under-eave protection and ventilation.
- **Fire Code Integration:** Combines rules from the Building Code (Chapter 7A), Residential Code (R337) and Fire Code (Chapter 49) into a single document for clarity.
- **Accessibility:** Addresses water supply, driveways, and access for firefighting.

The California Building Codes applicable to school development are implemented by the DSA. MUSD must obtain building permits, as applicable, for all new proposed project structures. MUSD shall submit building plans to the DSA. MUSD must receive approval of all building

plans and building permits to assure compliance with the latest Building Code, which includes fire codes, adopted by the DSA prior to commencing construction activities.

Accordingly, the installation of new structures at a school site is required to conform to the California Building Code and all other applicable state and local building codes. Thus, installation of a new school site would be required to comply with the latest building codes, as well as fire codes. As a result, substantial exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires is not anticipated.

9.3 Mitigation Measures

No mitigation measures are required since no significant adverse hazard or hazardous materials impacts associated with the proposed project were identified.

CHAPTER 2: ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation onsite or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10.1 Significance Criteria

Potential impacts on water resources will be considered significant if any of the following criteria apply:

Water Quality:

The project will cause degradation or depletion of ground water resources substantially affecting current or future uses.

The project will cause the degradation of surface water substantially affecting current or future uses.

The project will result in a violation of National Pollutant Discharge Elimination System (NPDES) permit requirements.

The capacities of existing or proposed wastewater treatment facilities and the sanitary sewer system are not sufficient to meet the needs of the project.

The project results in substantial increases in the area of impervious surfaces, such that interference with groundwater recharge efforts occurs.

The project results in alterations to the course or flow of floodwaters.

Water Demand:

The existing water supply does not have the capacity to meet the increased demands of the project, or the project would use a substantial amount of potable water.

The project increases demand for water by more than five million gallons per day.

10.2 Environmental Setting and Impacts

10. a) Less Than Significant Impact. Wastewater generated by the proposed project site will be limited to sanitary waste, which will be treated by the local wastewater treatment plant so no significant water quality impacts are expected. See Section XIX – Utilities and Service Systems for a more detailed discussion of the proposed project’s impact on wastewater treatment systems.

10. b and e) Less Than Significant Impact. The Eastern Municipal Water District (EMWD) is responsible for providing potable water within the proposed project area and ensuring the water meets applicable health standards for drinking water.

Much of Menifee overlies the Perris South and Menifee Management Zones, which are parts of the West San Jacinto Groundwater Basin Water Management Area. The majority of EMWD’s potable (drinking) water demand is supplied by imported water from the Metropolitan Water District of California through its Colorado River Aqueduct and its connections with the State

Water Project. Approximately 20 percent of EMWD's potable (drinking) water demand is supplied by EMWD groundwater wells. The majority of the groundwater produced by EMWD comes from its wells in the Hemet and San Jacinto area. Some of these wells have limited production as a result of the Fruitvale Judgement and Decree. EMWD also has wells in the Moreno Valley, Perris Valley and the City of Menifee.

EMWD operates a groundwater management program to ensure groundwater sustainability for the communities it serves. These groundwater supply management strategies include enhancing water supplies through its recycled water program, desalination program, water use efficiency programs and, most recently, its healthy sewers program. The groundwater management program now includes a Water Banking project and a future proposed Purified Water Replenishment project that combines advanced water purification and natural filtration (EMWD, 2026a).

EMWD current operates two groundwater desalination facilities (referred to as Perris I and Menifee) to remove salt from groundwater with high total dissolved solids (including salt). EMWD is adding a third desalination facility, Perris II, so that EMWD will cumulatively produce 14 million gallons a day of drinking water from brackish groundwater basins in Perris and Menifee, providing a cost-effective water supply (EMWD, 2026a).

No additional water wells are expected to be installed as part of the proposed project, and therefore, the project would not draw directly from groundwater, although some of its water use may come from groundwater supplies. However, groundwater supplies are managed by EMWD groundwater management program which should ensure long-term groundwater stability. Because of the groundwater management program, the proposed project would not substantially result in the alteration of the amount and/or flow of groundwater supplies.

The proposed project would permanently alter the composition of the surface water runoff due to construction of the new buildings, parking lot, hardscape, etc., which through percolation has the potential to indirectly impact groundwater quality. Compliance with the requirements of the Storm Water Pollution Prevention Plan requirements (see discussion in 10 c below for further details) would reduce potential impacts on ground water quality to less than significant. No additional mitigation is required.

The proposed development is not expected to substantially reduce groundwater supplies or affect groundwater recharge to the point of depreciating the local groundwater table level or aquifer volume. Elementary School No. 17 development and operations will not consume large quantities of water. Water will primarily be used for drinking water purposes, sanitary sewer, and landscape irrigation. No water wells are proposed to be installed for the proposed project site; therefore, the project would not draw directly from groundwater. All water use can be accommodated by existing utilities operated by EMWD. Water demand is further discussed in Section XIX. No significant increase in water consumption and no decrease in ground water supplies are expected due to the proposed project.

10. c) Less Than Significant Impact. The City of Menifee is in the San Jacinto Subbasin of the larger Santa Ana River Watershed, which includes approximately 2,800 square miles in Orange County, the northwestern corner of Riverside County, part of southwestern San Bernardino County, and a small portion of Los Angeles County. The San Jacinto River originates in the San Jacinto Mountains and flows approximately 42 miles west to Lake Elsinore. During heavy storms, Lake Elsinore overflows into Temescal Creek (City of Menifee, 2013).

The Salt Creek drainage occupies the southernmost part of the San Jacinto River Basin and includes nearly all of the City of Menifee, as well as adjacent communities. Salt Creek bisects the Menifee area and lowlands around Salt Creek have experienced numerous floods over the past century due in part to the flatness of the valleys and the constricted entrance to the hills at the western edge of the City. The potential for Salt Creek to flood surrounding properties in the Menifee area has been reduced by the development of flood control measures that include channelization and land use restrictions. The Salt Creek channel discharges into the Railroad Canyon Reservoir at the boundary between the cities of Menifee and Canyon Lake (City of Menifee, 2013).

A portion of the Salt Creek drainage is located approximately 1.4 miles south of the project site. There are no other streams or rivers in the vicinity of the proposed project site. Therefore, the construction of the proposed project site would not impact drainages or alter a stream or river. A drainage culvert is located along the eastern boundary of the project site, which was likely constructed to provide appropriate drainage for the residential areas north and east of the site. The proposed project would also include grading and construction of appropriate drainage facilities so that storm water runoff is directed to appropriate off-site properties and facilities.

Part of the proposed project includes the construction of new school buildings, a new parking lot, and playgrounds on previously vacant land. As such, the project would permanently alter the composition of the surface runoff by construction of impervious surfaces, which has the potential to indirectly impact groundwater quality as water on the site's pervious surfaces percolates to the groundwater table.

The General Construction Activities Stormwater Permit (GCASP) is a statewide NPDES permit issued by the SWRCB (Water Quality Order 2022-0057-DWQ) and the most recent permit went into effect on September 1, 2023. The permit regulates stormwater discharges from construction projects that encompass at least one acre of soil disturbance unless the discharge is in compliance with an NPDES Permit. In the Riverside area, the GCASP is administered by the Regional Water Quality Control Board, Santa Ana Region, with oversight by U.S.EPA. The GCASP requires a Notice of Intent, the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that sets forth 1) the Best Management Practices (BMPs) the discharger will use to protect stormwater runoff, and 2) monitoring programs to verify effectiveness of the BMPs. The construction and development rule requirements include effluent limitations that apply to all permitted discharges from construction sites, including:

- Erosion and Sediment Controls;
- Soil Stabilization Requirements;

- Dewatering;
- Pollution Prevention Measures;
- Prohibited Discharges; and
- Surface Outlets.

The effluent limitations are structured to require construction operators to first, prevent the discharge of sediment and other pollutants using effective planning and erosion control measures; and second, control discharges that do occur using effective sediment controls measures. Dischargers are required to implement a range of pollution control and prevention measures to limit or prevent discharges of pollutants, including those from stormwater and non-stormwater discharges.

A SWPPP will be required to outline the BMPs that apply to the project and minimize pollutants in storm water runoff during construction activities. BMPs range from source control, such as use of permeable pavement, to treatment of polluted runoff, such as use of detention or retention basins, sediment traps/basins, and constructed wetlands. Maintenance practices (e.g., street sweeping) and public outreach campaigns also fall under the category of BMPs. The preparation of a SWPPP and implementation of BMPs, as required by existing regulations and permit requirements, would minimize the impacts associated with storm water runoff to less than significant.

10. d) No Impact. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map, the proposed project site is not located within a flood hazard area (FEMA, 2026) and is not within a 100-year or 500-year flood zone (City of Menifee, 2013). Additionally, the proposed project is not located in a mapped dam inundation area and is not subject to hazards associated with dam hazards or flooding. Based on the distance, topography and/or site elevations in relation to the ocean, the proposed project is not expected to result in an increased risk of seiche, tsunami or mud flow hazards. No significant water bodies are located in the vicinity of the proposed project so there is no risk of seiching. The proposed project is located over 50 miles from the Pacific Ocean, so there is no risk of tsunami. Finally, part of the proposed project is located on land with relatively gentle slopes and existing building code requirements are expected to sufficiently mitigate potential mudflows.

10.3 Mitigation Measures

No mitigation measures are required since no significant adverse hydrology or water quality impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11.1 Significance Criteria

Land use and planning impacts will be considered significant if the project conflicts with the land use and zoning designations established by the City or County.

11.2 Environmental Setting and Impacts

11. a) Less Than Significant Impact. There are no components of the proposed project that would disrupt or divide an established community. The proposed project site is zoned for low density residential use (LDR-2) by the City of Menifee zoning map. The proposed project site is designated as residential (2.1-5 du/acre) by the City of Menifee General Plan. The project site has been undeveloped with no known previous use, although some of the surrounding sites were historically used for agricultural purposes. The immediate area surrounding the proposed site is residential or currently vacant. The project consists of the development of a new elementary school on a 20 acre parcel to service the existing and proposed population growth of the Menifee Valley, and reflects a continuation of the existing development patterns in the area. Therefore, the proposed project would not physically divide an established community.

11. b) Less Than Significant Impact. Approval of the proposed project would include the construction of a new school site, including playfields, playground, and extension of Valley Boulevard to provide access to the site.. The site is consistent with growth envisioned in the General Plan, which recognizes the conversion of undeveloped lands into other uses. No agricultural lands would be converted to non-agricultural uses. Development of the proposed project will not conflict with any applicable land use plan, general plan or specific plan.

The proposed project site is not expected to conflict with local habitat conservation plans, or natural community conservation plans, as the proposed school site is currently vacant and does not contain significant native habitat. Based on these considerations, no significant adverse impacts to established residential or natural communities, or habitat conservation plans are expected.

11.3 Mitigation Measures

No mitigation measures are required since no significant adverse land use impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12.1 Significance Criteria

Project-related impacts on mineral resources will be considered significant if any of the following conditions are met:

The project would 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.

The project results 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.

12.2 Environmental Setting and Impacts

12. a and b) No Impact. A review of databases for mine sites was conducted for the proposed project site including the Mines Master Index File (US MINES), Abandoned Mines, Mines Site Location Listing (MINES), and Mineral Resources Data System (MINES MRDS) databases. No mines were identified at the proposed project site. A search of the above databases identified no mines in the area of the proposed project site.

The City of Menifee is in the San Bernardino P-C Region, in which aggregate mineral resource zones were last mapped by the California Geological Survey in 2008. The following mineral resource zones (MRZs) are mapped in the City of Menifee including:

- MRZ-1: 308 acres in northwest part of City near the northwest corner of Sun City.
- MRZ-3: 22,017 acres, almost three-quarters of the City. Most of the eastern, southern, and northwestern parts of the City are designated MRZ-3.

- Urban Area: 7,488 acres consisting of most of the central and north-central and parts of the western portion of the City. Urban areas are not defined as mineral resource zones because mining in these areas is already precluded by urban development.

No active mines are mapped within the City of Menifee on the Mines Online map maintained by the California Office of Mine Reclamation. One inactive sand and gravel mine, Mine ID No. 91-33-0087, is near the southwest corner of SR-74 and Sherman Road in the community of Romoland, over 2.5 miles northeast of the proposed project site.

All construction activities would occur within the confines of the proposed project site and no mines or known mineral resource deposits are located at the project site. Therefore, the proposed project would have no impact on mineral resources.

12.3 Mitigation Measures

No mitigation measures are required since no significant adverse mineral resource impacts associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13.1 Significance Criteria

Impacts on noise will be considered significant if:

Construction noise levels exceed the City of Menifee noise ordinance or, if the noise threshold is currently exceeded, proposed project noise sources increase ambient noise levels by more than three decibels (dBA) at the site boundary.

The proposed project operational noise levels exceed any of the local noise ordinances at the site boundary or, if the noise threshold is currently exceeded, proposed project noise sources increase ambient noise levels by more than three dBA at the site boundary.

The Office of Planning and Research has established guidelines for exterior sound levels based on land use categories for Noise Elements in General Plans. The noise guidelines state that the normally acceptable outdoor noise exposure-level for Schools, Libraries, Churches, Hospitals, and Nursing Homes, and school zones is 50 to 70 dBA CNEL. Table 2-6 summarizes the noise compatibility guidelines applicable to a variety of different land use types. The project site is within the City of Menifee and the City of Menifee General Plan Noise Element uses the same noise compatibility guidelines (City of Menifee, 2013).

TABLE 2-6
Land Use Noise Compatibility Guidelines

Land Use^(a)	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	75 - 85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	75 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA
<p>NORMALLY ACCEPTABLE: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p> <p>CONDITIONALLY ACCEPTABLE: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features have been included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.</p> <p>NORMALLY UNACCEPTABLE: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise-insulation features must be included in the design.</p> <p>CLEARLY UNACCEPTABLE: New construction or development should generally not be undertaken.</p>				

Source: Office of Planning and Research, California, *General Plan Guidelines*, 2017a.

13.2 Environmental Setting and Impacts

13. a) and b) Less Than Significant Impact. The primary existing noise sources within the City of Menifee are major roadways that traverse the city. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise within the City. Major transportation noise sources within Menifee include Interstate-215 and State Route 74. Secondly, land uses throughout the city generate stationary-source noise. Land uses that are sensitive to noise sources include residential, school and open space/recreational areas where quiet environments are necessary for enjoyment, public health, and safety.

The ambient noise environment in the vicinity of the proposed project is primarily from traffic, with McCall Boulevard being the major street in the area. The exiting noise levels along McCall

Boulevard west of Murrieta Road are approximately 57.4 dBA (City of Menifee, 2013). The proposed school site is located adjacent to McCall Boulevard, therefore, the noise levels at the school site from McCall Boulevard are expected to be less than 60 dBA; 60 dBA is in the “normally acceptable” noise range for schools (see Table 2-6).

Construction activity associated with the development of the new school buildings/classrooms, parking lot, playfields, recreational facility parking lot, and Valley Boulevard extension will produce noise as a result of operation of construction equipment. Typical sound levels for typical construction equipment ranges from about 80 to 85 decibels (dBA) (see Table 2-7). Proposed project construction is anticipated to increase noise levels temporarily at noise-sensitive (e.g., residential) receptors in the vicinity of the existing school site, because heavy construction equipment is required during construction activities. The magnitude of the increases would depend on the type of construction activity, the noise level generated by various pieces of construction equipment, site geometry (i.e., shielding by intervening fences, buildings, and other structures), and the distance between the noise source and the receptors. These noise sources will operate during daylight hours and will be a source of noise over the construction period.

TABLE 2-7
Construction Noise Sources

Equipment	Typical Noise Level 50 Feet from source (dBA) ^(a)
Air Compressor	80
Backhoe	80
Concrete Mixers	85
Concrete Pumps	82
Cranes	83
Dozers	85
Excavators/Graders	85
Front Loader	80
Generators	82
Pavers	85
Rollers	85
Scrapers, Graders	85
Welders	80
Trucks	84-95

(a) Federal Transit Administration, 2018. Levels are in dBA at 50-foot reference distance. These values are based on a range of equipment and operating conditions.

(b) Analysis values are intended to reflect noise levels from equipment in good conditions, with appropriate mufflers, air intake silencers, etc. In addition, these values assume averaging of sound level over all directions from the listed piece of equipment at 50 feet.

Construction noise levels were estimated based on the types of equipment proposed to be used on-site to complete the various construction activities. These sources include equipment such as loaders, dozers, cranes, trucks, pavers, etc. During any construction project, the overall average

noise levels vary with the level of construction activity and the types of equipment that are on-site and operating at a particular time. The estimated noise level during construction activities is expected to be an average of about 80 dBA at 50 feet from the center of construction activity and drop off by six decibels with every doubling distance as outlined in Table 2-8.

TABLE 2-8
Noise Level Attenuation from Construction Site

Distance from Construction Noise Source (ft)	Estimated Noise Level (dBA)
50	80
100	74
200	68
400	62
800	56
1,600	50

Because of the nature of the construction activities, the types, number, operation time and loudness of construction equipment will vary throughout the construction period. As a result, the sound level associated with construction will change as construction progresses. The construction activities that generate noise will be carried out during the daytime from Monday to Friday. The City of Menifee prohibits the hours of construction activities that occurs within a ¼ mile of an inhabited dwelling during the evening and nighttime hours, with certain exemptions. School construction activities will be limited to daytime hours and will be in compliance with the City of Menifee noise ordinance. Construction noise sources will be temporary and will cease following construction activities. Noise impacts associated with the proposed project construction activities are expected to be less than significant as they would occur during the weekday hours of 8 am to 6 pm.

Operational noise levels would be primarily associated with transportation sources, e.g., vehicles and buses. The City of Menifee estimated the traffic noise impacts associated with the General Plan Buildout (post 2035), with McCall Boulevard being the major thorough fare in the area. The 2035 noise levels on McCall west of Murrieta Road were estimated to increase from 57.4 to 62.9 or an increase of about 5.5 decibels at 100 feet from the road. The traffic noise levels were considered to be potentially significant as the noise increase would be more than 5 decibels (City of Menifee, 2013b). The proposed school site is located adjacent to McCall Boulevard, therefore, the noise levels at the school site from McCall Boulevard are expected to be an estimated 63 decibels when the Menifee General Plan is built out in 2035. 60 dBA is in the “normally acceptable” noise range for schools, while 60 to 70 dBA would be considered conditionally acceptable (see Table 2-6) so noise levels would continue to be generally acceptable for the proposed use.

Stationary source noise generated by the proposed project site would be limited to impacts to sensitive receptors immediately adjacent to or within the proposed project site. Proposed project-related sources of stationary noise would include building heating, ventilation, and air

conditioning systems, school bells, school announcements, students playing on the playgrounds, and student movements between classes. Given the distances between these sources and potential off-site receptors, plus the fact that most of them are momentary or short-term, no significant noise impacts are anticipated to occur at adjacent receptor areas.

13. c) No Impact. The proposed project site is not located within an airport land use plan. As discussed in 9 e) above, the nearest commercial airport is the Perris Valley Airport (L65) located approximately three miles north of the site at 2091 Goetz Road, Perris. The Perris Valley Airport is a privately-owned and operated airport open to the public. It has one 5,100-foot runway and is used for general aviation and skydiving. The airport operates from dusk to dawn daily year-round and does not have a control tower, runway lights, or approach lights. The proposed project site is not located within the vicinity of the Perris Valley Airport, and there are no other airports (public or private) within two miles of the proposed project site. Therefore, noise due to air traffic is not expected to disturb school activities or expose people residing or working in the project area to excessive noise levels.

13.3 Mitigation Measures

Compliance with existing noise ordinances is expected to minimize construction noise impacts to less than significant. No mitigation measures are required since no significant adverse noise quality impacts associated with the proposed project were identified.

CHAPTER 2: ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace a substantial number of existing people or housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14.1 Significance Criteria

The impacts of the proposed project on population and housing will be considered significant if the following criteria are exceeded:

The demand for temporary or permanent housing exceeds the existing supply.

The proposed project produces additional population, housing or employment inconsistent with adopted plans either in terms of overall amount or location.

14.2 Environmental Setting and Impacts

14. a) and b) No Impact. The proposed project site is being developed to support the existing and anticipated regional population growth in the Menifee area. The proposed school will provide educational opportunities for students within the area but is not expected to specifically induce population growth directly. The proposed project will extend Valley Boulevard north of McCall Boulevard and make it a paved road to provide adequate access to the proposed school. The extension would primarily serve the school so it would not induce population growth, although Valley Boulevard would become a fully paved road from the Menifee and Perris Desalination Facilities on the south to Goetz Road on the north. No people will be displaced due to construction of the proposed project site, as the site is currently vacant. The proposed project is not expected to induce unplanned population growth or displace existing people or housing units. Therefore, no significant impacts to population and housing are expected.

14.3 Mitigation Measures

No mitigation measures are required since no significant adverse impacts on population and housing associated with the proposed project were identified.

CHAPTER 2: ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES. Would the project:

a. 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 following public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15.1 Significance Criteria

Impacts on public services will be considered significant if the project results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives.

15.2 Environmental Setting and Impacts

15. a) Less Than Significant Impact. The County of Riverside provides a variety of facilities and services to residents on a County-wide basis including fire protection, law enforcement, solid waste disposal, parks and recreation, libraries, and hospitals. The Riverside County Fire Department operates 95 fire stations within the County. Five County fire stations are located within about 10 miles of the proposed project as follows, with Fire Station #7 (located approximately 1.1 miles from the proposed school site) the primary station responsible for fire protection for the proposed school:

Fire Station	Location – Distance from Proposed Project
Sun City Station #7	27860 Bradley Road Sun City, CA 92586 (951) 679-3413 (~1.1 miles)
Menifee Lakes #76	29950 Menifee Road Menifee, CA 92584 (951) 679-2241 (~3.8 miles)
Homeland Station #54	25730 Sultanas Road Homeland, CA 92548 (951) 926-2433 (~5.3 miles)
Winchester #34	32655 Haddock Street Winchester, CA 92596 (951) 926-6430 (~7.0 miles)
French Valley Station #83	37500 Sky Canyon Drive Murrieta, CA 92563 (951) 696-0962 (~10.2 miles)

The proposed project is located in an area that is undeveloped on the west, with urban development on the north, south and east. As discussed in 9. g) above, the proposed project site and immediately surrounding areas are located within a Very High Fire Hazard Zone, as the area is located adjacent to undeveloped wildland areas to the west. California’s Wildland-Urban Interface (WUI) Code sets minimum rules for building in fire-prone areas, covering defensible space vegetation, and fire-resistant construction materials (e.g., roofs, windows, siding) to stop wildfire spread. The Code ensures structures can withstand embers and fire, while also managing the landscaping around them, requiring specific materials and designs for decks, vents, etc.

The California Building Codes applicable to school development are implemented by the DSA. MUSD must obtain building permits, as applicable, for all new proposed project structures. MUSD shall submit building plans to the DSA. MUSD must receive approval of all building plans and building permits to assure compliance with the latest Building Code, which includes fire codes, adopted by the DSA prior to commencing construction activities.

Accordingly, the installation of new structures at a school site is required to conform to the California Building Code and all other applicable state and local building codes. Thus, installation of a new school site would be required to comply with the latest building codes, as well as fire codes. As a result, the school is expected to be able to withstand significant fire

hazards and the proposed project is not expected to require additional fire personnel or stations. The closest fire station is located within 1.1 miles at the intersection of Bradley Road and McCall Boulevard, near the Interstate 215. As substantial urban development has occurred within the area, the additional school site is not expected to create a significant impact on fire protection resources.

The City of Menifee Police Department provides law enforcement services in the area of the proposed project. Other services provided by the Police Department include, but are not limited to, operating the emergency 911 system, performing traffic control, crime scene investigation, and providing crime prevention education. The Menifee Police Department headquarters is located at 29714 Haun Road, approximately 2.6 miles from the proposed project site. The closest police station to the site is located at 28115 Bradley Road, approximately 1.15 miles from the proposed project site.

The proposed school is being proposed to support the additional student population associated with homes in the area that are being built in response to existing and anticipated regional population growth; however, the proposed school is not expected to generate additional population growth into the area. Additional police service is not expected to be required to service the proposed project, but may be required due to general population growth in the area. Therefore, no significant impacts on police services are expected due to construction and operation of the proposed new school site.

The proposed project is adding an additional 900 student capacity in order to handle the increased number of students entering the school district. Thus, the project is considered to help aid in preventing overcrowding and would provide an overall beneficial impact to schools.

15.3 Mitigation Measures

No mitigation measures are required since no significant adverse impacts on public services associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. RECREATION. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

16.1 Significance Criteria

The impacts to recreation will be considered significant if:

The project results in an increased demand for neighborhood or regional parks or other recreational facilities.

The project adversely effects existing recreational opportunities.

16.2 Environmental Setting and Impacts

16. a), and b) No Impact. The City of Menifee operates 22 parks within the City. Approximately eight parks and recreational facilities in the City of Menifee are located within two miles of the proposed project site. The closest parks to the proposed project are John V. Denver Park, located at 28050 Encanto Drive, approximately 1.5 miles east of the proposed school site, and E. L. Pete Petersen Park, located approximately 1.6 miles south of the site at 29621 Park City Avenue. The park facilities at John V. Denver include: a basketball court, playground, and a picnic area. The park facilities at E. L. Pete Petersen Park includes a multipurpose room and a picnic area. Other recreational activities are available near the proposed project site include indoor playgrounds, skate parks, various golf courses, and museums.

The development of the proposed project site will not result in additional residents living in the area or impact any existing parks or recreational facilities. Some of the facilities and fields that will be created in the construction of the proposed project site will be available for public use and thus the project will provide a beneficial impact on recreation in the area.

16.3 Mitigation Measures

No mitigation measures are required since no significant adverse impacts on recreation associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3 subdivision(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17.1 Significance Criteria

The impacts on transportation/traffic will be considered significant if any of the following criteria apply:

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

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

Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses.

Result in inadequate emergency access.

17.2 Environmental Setting and Impacts

17 a) Less Than Significant Impact. Western Riverside County is served by major freeways connecting Los Angeles, Orange, and San Diego Counties to Riverside and San Bernardino Counties. The Riverside Freeway (91) provides major access through Riverside County in an east-west direction. This freeway links Riverside County to Orange and Los Angeles Counties. Major north-south access is provided by Interstate 15 (I-15) and Interstate 215 (I-215). These freeways connect the Western Riverside County area to San Diego County to the south and San Bernardino County to the north.

The proposed project site is located on McCall Road at Valley Boulevard, just west of Murrieta Road, approximately 1.2 miles west of Interstate 215. McCall Boulevard is a major arterial in the area and Valley Boulevard is considered an arterial, with four lanes of traffic and an estimated daily capacity of 34,100 vehicles. Murrieta Road is a secondary roadway with four lanes of traffic in the vicinity of the project site and an estimated daily capacity of 25,900 vehicles. Access to the proposed school would be provided from Valley Boulevard.

The project would result in the paving of approximately 700 feet of Valley Boulevard along the western portion of the project site so that adequate access to the site can be provided. This will also allow access to the site from Goetz Road/Valley Boulevard for residents located north and south of McCall Boulevard, without accessing the Interstate 215 or other north/side roads, e.g., Murrieta Road. The project will make no change to any other roadway, transit system, bicycle facilities, or pedestrian facilities outside of the project site. The project will configure the parking and drop-off areas and a designated on-site path of travel will be provided to provide safer access to the school site. The project is not expected to result in any significant impacts to the circulation system, outside of the school site.

17 b) Less Than Significant Impact. Access to the school site will be provided from a new extension of Valley Boulevard just north of McCall Boulevard. School hours are expected to be approximately 7:30 a.m. to 2:00 p.m. A student pickup and dropoff area is being provided onsite with access from Valley Boulevard. This portion of Valley Boulevard would largely serve the proposed project site. Traffic queuing would occur onsite in the Parent Pickup Loop and subsequently could spill offsite onto Valley Boulevard. Traffic associated with student pickup/dropoff normally clears up within about 15 minutes of school start and closure.

A number of street improvements would also be provided including: (1) extending Valley Boulevard along the boundary of the school site from McCall Boulevard to Connie Way; (2) providing a crosswalk on McCall Boulevard near Radford Drive; and (3) pavement markings and school signs will be provided along McCall Boulevard. The MUSD will work with the City of Menifee to ensure that the appropriate improvements are made to the roadway network in order to maintain adequate traffic flow.

During construction activities, up to 60 construction workers would be required during peak construction activities. The construction workers would be expected to stage onsite during the construction activities and along the extension of Valley Boulevard (north of McCall Boulevard) as the grading activities would need to be conducted as part of the first phase on construction.

The construction workers would be expected to arrive between 6:30 and 7:00 a.m. with construction activities between 7:00 a.m. and 5:30 p.m. The construction activities are temporary and will cease following completion of the school construction and prior to any increase associated with the additional students that would be allowed by the increase in capacity.

The proposed new school is expected to have a maximum student capacity of 900 in grades kindergarten through sixth grade, with 50 additional employees. The proposed school district boundaries for ES 17 are expected to be South of Rouse Rd, East of Goetz Rd, North of Sun City Boulevard, and West of I-215. Since the school is proposed to be a neighborhood-serving school, some of the students would walk to the school site, and some would be dropped off by their parents.

The Office of Planning and Research issued a Technical Advisory to support the implementation of SB 743, which identified vehicle miles of travel (VMT) as the preferred metric for analyzing traffic impacts as part of CEQA documents. Based on the State Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) which states that absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact.

The City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (City of Menifee, 2020), indicates that K-12 schools would decrease the number of trips or the distance those trips travel to transport students to school and, thus, would be a VMT reducing project. As a VMT-reducing project, the calculation of VMT is not required. Based on the above, the proposed new school is not expected to conflict or be inconsistent with CEQA Guidelines § 15064.3 subdivision(b).

17.c) No Impacts. The proposed project includes the construction of a new K-5 elementary school. Access to the site will be provided through an extension of Valley Boulevard north of McCall Boulevard along the western boundary of the school site. The District will work with the City of Menifee and County of Riverside, as applicable, so that this new access road will be in compliance with applicable transportation standards. No hazardous features (sharp curves or dangerous intersections) are included as part of the proposed new school site. There are no known potential incompatible uses that could result in traffic hazards in the vicinity of the school site.

17. d) No Impacts. Emergency access will be implemented as part of the development of the new school site. Adequate access will be provided by extending Valley Boulevard adjacent to the school site, including emergency access. Therefore, the proposed school site would not result in inadequate emergency access to the site.

17.3 Mitigation Measures

CHAPTER 2: ENVIRONMENTAL CHECKLIST

No mitigation measures are required since no significant adverse impacts on transportation associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL RESOURCES.

a) 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 California Native American tribe, and that is:

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18.1 Significance Criteria

The proposed project impacts to tribal resources will be considered significant if:

The project results in the disturbance of a property of tribal cultural significance to a community or ethnic or social group or a California Native American tribe.

Unique objects with cultural value to a California Native American tribe are present that could be disturbed by construction of the proposed project.

18.2 Environmental Setting and Impacts

The State CEQA Guidelines were amended in July 2015 to include evaluation of impacts on tribal cultural resources. Tribal cultural resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe (Public Resources Code 21074). Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR and applies to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015.

The District received a request from the Pechanga Band of Luiseno Indians (hereinafter referred to as the “Tribe”) to participate in the AB52 CEQA consultation process for projects within the District. The Tribe was notified of the proposed school site but did not respond and has not requested formal consultation under AB52 for the proposed project. As such, mitigation measures developed during previous consultation with the Tribe are proposed to be implemented.

18 a). No Impact. As discussed in 5 a.) above, there are no buildings or structures at the site and it has not been developed. As a result, there are no structures at the proposed project site listed on state or local registers of historic resources. No adverse impacts to historic resources as defined in Public Resources Code Section 5020.1(k) would occur as a result of implementing the proposed project.

b) Less Than Significant Following Mitigation. Soil at the project site has been disturbed and shows signs of grading, most likely for adjacent construction activities and/or fire abatement purposes. Due to previous ground disturbances, the proposed project is not likely to impact tribal resources. However, grading of the proposed project site will be required during construction, and grading into native soils will be required. Tribal cultural resources have been found in developments near the project site and there is the potential for tribal cultural resources to be located in native soils at the project site. Therefore, based on previous discussions with the Tribe, mitigation measures have been incorporated to minimize the potential impacts on tribal cultural resources.

18.3 Mitigation Measures

The following mitigation measures will be imposed on the proposed project.

- TR-1 **Archeologist Retained.** The District will retain a qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The project Archaeologist and the representative(s) from the Native American Tribe(s) shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors. The project Archaeologist and the Tribal representative(s) shall manage and oversee monitoring for ground disturbing activities into native soils, including clearing, grubbing, mass or rough grading, and trenching. The project Archaeologist and the Tribal representative(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.
- TR-2 **Native American Monitoring - Pechanga.** Tribal monitor(s) shall be required on-site during all ground-disturbing activities into native soils including grading, stockpiling of materials, and engineered fill. Prior to commencing grading activities into native soils, the District shall retain a qualified tribal monitor from the Pechanga Band of Luiseno Indians. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the project Archaeologist.
- TR-3 **Inadvertent Archeological Find.** If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s), monitoring, and/or environmental assessment conducted previously, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).
- i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the District to discuss the significance of the find.
 - ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the District, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
 - iii. Isolates and clearly non-significant deposits will be documented in the field so the monitored grading can proceed.
 - iv. Grading of further ground disturbance into native soils shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.

- v. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan Treatment and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or reburial on the project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.
- vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for tribal cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the District for decision. The District shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the District shall be appealable to the District Board.

TR-4 **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

TR-5 **Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

TR-6 **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the Menifee Unified School District Facilities Department:

1. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the District under a confidential cover and not subject to the Public Records Request.
3. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV Monitoring Report.

TR-7 Archeology Report - Phase III and IV. The District shall prompt the project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if conducted for the project) and the Phase IV Cultural Resources Monitoring Report. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Pechanga Cultural Resources Department.

In the event that grading is required into native soils (ungraded areas), mitigation measures will apply that require a qualified archaeologist and Native American monitor to be present during grading activities and that appropriate measures be implemented in the event that unique resources are discovered. Thus, the impacts of the proposed project on tribal resources are considered to be less than significant with implementation of the appropriate mitigation measures. ■

Mitigation Monitoring: Implementing Party: The MUSD will be the implementing party for tribal cultural resources mitigation measure TR-1 through TR-7.

Mitigation Agency: The District shall monitor implementation of these mitigation measures with input and oversight of the Tribe. The monitoring activities will occur during the construction phase. The District will retain a Riverside County-qualified archaeologist and tribal observer designated by the Tribe and the Tribe will have oversight of grading activities into native soils. The monitoring will ensure compliance with the TR-1 through TR-7. The

requirements of mitigation measures TR-1 through TR-7 will be included in the contract with the qualified archaeologist that is hired to implement the mitigation measures.

Following mitigation, no significant adverse impacts on tribal cultural resources are expected due to the proposed project.

CHAPTER 2: ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIX. UTILITIES/SERVICE SYSTEMS. Would the project:				
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 of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19.1 Significance Criteria

The impacts to utilities/service systems will be considered significant if any of the following criteria are met:

The capacities of existing or proposed wastewater treatment facilities and the sanitary sewer system are not sufficient to meet the needs of the project.

The existing water supply does not have the capacity to meet the increased demands of the project, or the project would use a substantial amount of potable water.

The project increases demand for water by more than 300,000 gallons per day.

The generation and disposal of hazardous and non-hazardous waste exceeds the capacity of designated landfills.

19.2 Environmental Setting and Impacts

19. a) Less Than Significant Impact. As discussed in 19 b and 19 c below, the proposed project would not result in new or expanded water or wastewater treatment. As discussed in 10 c, the construction of the proposed project site is not expected to impact drainages or alter a stream or river.

The proposed project would need to be supplied with electricity, natural gas, and telecommunications. Existing service lines run along the eastern border of the proposed project site. These services can be provided from the existing lines that currently service the surrounding area, so no significant impacts would be expected due to construction of electricity, natural gas or telecommunication services.

19. b) Less Than Significant Impact. The EMWD delivers water from three sources: imported water from the Metropolitan Water District (MWD), groundwater from the San Jacinto Basin, and recycled water.

New water lines will be needed to connect the new school buildings to the existing water lines. All lines will be designed per EMWD requirements. The infrastructure will be installed to the requirements of the County's Engineering Department. Water use increases as a result of the proposed project will be limited to water for drinking purposes, sanitary purposes and landscape purposes. The CalEEMod model estimates the water usage associated with an elementary school to be approximately 8.6 million gallons per year or 23,500 gallons of water per day. The estimated water demands are expected to be well below the 300,000 gallons per day threshold. Further, the population growth and associated infrastructure, including schools, have been built into the Menifee General Plan. Thus, no new infrastructure or water treatment facilities are expected to be required to support the proposed project as existing facilities can meet the necessary capacity.

19. c) Less Than Significant Impact. Compliance with NPDES requirements applies to the proposed project which will minimize construction related water quality impacts. The proposed project site is expected to generate an estimated 6,000 gallons of wastewater per day, based on the CalEEMod model predictions for an elementary school site. Although the development will result in additional demands upon the current sewer facilities, the EMWD is expected to have sufficient capacity to accommodate the project's demand for wastewater treatment facilities. EMWD operates and maintains four regional water reclamation facilities, i.e., San Jacinto, Moreno Valley, Perris Valley, and Temecula Valley, treating over 49 million gallons a day of wastewater through over 1,800 miles of sewer pipelines. EMWD has upgraded its sewer

treatment capacity to support the region's growth. Effluent generated by the proposed school modifications will go to the Perris Valley Regional Water Reclamation Facility. The facility currently receives approximately 15.5 million gallons per day of wastewater, but has a capacity of 22 million gallons per day of wastewater and will have an ultimate capacity of to treat up to 100 million gallons per day (EMWD, 2025). Therefore, the proposed school is not expected to not require or result in the construction or expansion of new wastewater treatment facilities.

19. d and e) Less Than Significant Impact. The proposed project is located within the service area boundaries of Waste Management of the Inland Empire. The waste management company delivers collected solid waste to one of two active landfills in Western Riverside County: the El Sobrante Landfill and the Lamb Canyon Sanitary Landfill. The El Sobrante Landfill is permitted to handle approximately 400 tons of waste per day with a current remaining disposal capacity of over three million tons (CalRecycle, 2026a). The El Sobrante Landfill is estimated to last until approximately 2052. The Lamb Canyon Landfill is permitted to handle 5,000 tons of waste per day with a current remaining capacity of over 39 million tons (CalRecycle, 2026b). The Lamb Canyon Landfill is estimated to last until approximately 2032. The proposed elementary school is estimated to generate approximately 164 tons per year of waste (CalEEMod model). The landfill needs of the proposed project are expected to be met by the existing landfill capacity. The proposed project must comply with local, state and federal regulations and statutes regarding federal wastes, including the County Integrated Waste Management Plan (CIWMP). Therefore, no significant impacts associated with solid or hazardous wastes are expected.

19.3 Mitigation Measures

No mitigation measures are required since no significant adverse impacts on utilities and service systems associated with the proposed project were identified.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evaluation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20.1 Significance Criteria

The impacts to wildfires will be considered significant if:

The project results in new structures located within or adjacent to lands classified as very high fire hazard severity zones.

The project adversely effects emergency response or emergency evacuation plans.

20.2 Environmental Setting and Impacts

20. a) No Impact. As discussed in 17. d), emergency access will be developed as part of the development of the new school site. Adequate access will be provided by extending Valley Boulevard adjacent to the school site, which will help provide emergency access to/from the site, as well as improve emergency access to other nearby sites. The proposed project will not impair an existing emergency response plan or evacuation plan. Therefore, the proposed school site would not result in inadequate emergency access to the site or impair an emergency response/evacuation plan for another site.

20. b), c), and d). Less Than Significant Impact. As discussed in 9 g), the proposed project is located in an area that has been disturbed by human activities, including grading, and is not located within an area that contains dense vegetation. CalFIRE maps areas of significant fire hazard based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones, determine the requirements for special building codes designed to reduce the potential impacts of wildland fires on urban structures. The proposed project site and immediately surrounding areas are located within a Very High Fire Hazard Severity Zone, as the area is located adjacent to undeveloped wildland areas to the west (City of Menifee, 2025).

Building within Fire Hazard Severity Zones requires the following:

- Materials and Construction Methods for Exterior Wildfire Exposure.
- 100-foot defensible space clearance requirements.
- Property development standards such as road widths, water supply, and signage.

California's Wildland-Urban Interface (WUI) Code sets minimum rules for building in fire-prone areas, covering defensible space vegetation, and fire-resistant construction materials (e.g., roofs, windows, siding) to stop wildfire spread. The Code ensures structures can withstand embers and fire, while also managing the landscaping around them, requiring specific materials and designs for decks, vents, etc. Key aspects of the WUI Code include the following:

- **Defensible Space:** Mandates vegetation management and creating non-combustible zones around new construction, with the first five feet being critical
- **Building Materials:** Requires specific, tested, and listed materials for exterior elements like roofing, siding, windows, and vents that resist ignition from wildfire.
- **Construction Methods:** Outlines how to build to resist fire, including under-eave protection and ventilation.
- **Fire Code Integration:** Combines rules from the Building Code (Chapter 7A), Residential Code (R337) and Fire Code (Chapter 49) into a single document for clarity.
- **Accessibility:** Addresses water supply, driveways, and access for firefighting.

The California Building Codes applicable to school development are implemented by the DSA. MUSD must obtain building permits, as applicable, for all new proposed project structures. MUSD shall submit building plans to the DSA. MUSD must receive approval of all building

plans and building permits to assure compliance with the latest Building Code, which includes fire codes, adopted by the DSA prior to commencing construction activities.

The installation of new structures at a school site is required to conform to the California Building Code and all other applicable state and local building codes. Thus, installation of a new school site would be required to comply with the latest building codes, as well as fire codes. As a result, the proposed project would not be expected to exacerbate existing wildfire risks.

The proposed project will require the completion of Valley Boulevard in the vicinity of the school site in order to provide adequate access to the site. Valley Boulevard will provide a fire break between the hills and the project site, as well as provide access to emergency vehicles and could help serve as an alternative route in the event of an emergency. Therefore, the project would not exacerbate wildfire risks.

Finally, the proposed 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. The project site will be relatively flat and drainage will be provided to handle stormwater runoff. The site is not located in an area subject to flooding or landslides. Therefore, no significant impacts are expected.

20.3 Mitigation Measures

No mitigation measures are required since no significant adverse wildfire impacts associated with the proposed project were identified.

CHAPTER 2: ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

21. MANDATORY FINDINGS OF SIGNIFICANCE

21. a) Less Than Significant with Mitigation. As discussed in Section IV. – Biological Resources, no significant impacts to biological impacts are expected due to construction of the school site because native habitat is limited at the site and no sensitive biological habitat is located at the site. The undeveloped area in which construction will occur has been disturbed by human activities and previous grading activities. Due to previous ground disturbances, the proposed project site does not support native habitat, and is not used for the movement or migration of native wildlife species. The proposed project site is within the Burrowing Owl Survey area. Based on the survey completed in January 2026, burrows were observed at the site.

Therefore, the site contains habitat suitable for burrowing owls; however, no burrowing owls were observed on or adjacent to the proposed project site.

The MSHCP burrowing owl survey protocol requires a pre-construction survey for burrowing owls. The implementation of mitigation measure BR-1, requiring a survey 30 days prior to ground disturbance, will ensure the project impacts on burrowing owls will be less than significant and ensure the proposed project will not conflict with the MSHCP.

As discussed in Section V – Cultural Resources, a field survey of the site was conducted which did not identify any cultural or paleontological resources within to the proposed school site. Further, due to previous ground disturbances, the likelihood of encountering cultural resources is low. Potential impacts would be eliminated by using standard construction practices (see Section 5.b above), as well as implementing tribal cultural mitigation measures TR-1 through TR-7. These mitigation measures, which have been developed to mitigate potential tribal cultural resources impacts, would also require the presence of an archaeological monitor during site grading. This would also mitigate potential impacts to cultural resources. Therefore, the proposed project is not expected to eliminate important examples of the major periods of California history or prehistory.

As discussed in Section XVIII. - Tribal Cultural Resources, tribal cultural resources have been found in developments near the project site and there is the potential for tribal cultural resources to be located in native soils at the project site. Mitigation measures have been developed which, among other things, requires a qualified archaeologist and a Native American monitor to be present during grading activities and that appropriate measures be implemented in the event that unique resources are discovered. Thus, the impacts of the proposed project on tribal cultural resources are considered to be less than significant, with the implementation of the imposed mitigation measures. ■

21. b) Less Than Significant. CEQA Guidelines Section 15064(h) requires an evaluation of whether the District’s implementation of the proposed project will result in any “cumulatively considerable” contribution to an existing (or reasonably foreseeable future) significant impact. As discussed in the above analyses, the implementation of the proposed project would not result in any significant impacts and will not directly or indirectly adversely affect human beings. Therefore, impacts of the proposed project are not cumulatively significant and would not make a considerable contribution to a cumulatively significant impact. The District concludes that the proposed project will not result in any significant impacts, individually or cumulatively, that must be addressed further.

21. c) Less Than Significant. Based on the evaluation of the proposed project’s impacts on CEQA Checklist items 1 through 20, there are no environmental effects associated with the proposed project that would result in significant adverse effects on human beings, either directly or indirectly, as evaluated in the previous sections of this document. While there are a variety of temporary adverse impacts during construction related to noise, for example, these impacts are expected to be temporary and less than significant. Long-term operational impacts include increased traffic and noise in the local vicinity of the school site. Potential hazards associated with the use of the site for an elementary school are expected to be less than significant.

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Therefore, the analysis herein concludes that the direct and indirect environmental impacts will be less than significant.

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