

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.8
(ID # 11678)

MEETING DATE:
Tuesday, March 17, 2020

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT (FM): Riverside County Library System - Menifee Library - Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Environmental Assessment Number EA2020021, District 5. [\$0] (Clerk to File Notice of Determination)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment Number 2020021, based on the findings incorporated in the Initial Study and the conclusion that the Menifee Library Project will not have a significant effect on the environment with implementation of the mitigation measures contained therein, and the MND reflects the Board's independent judgment and analysis; and
2. Approve the Menifee Library Project.

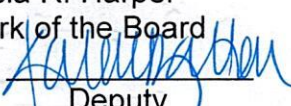
ACTION: Policy, CIP


Rose Salgado, Interim Director of Facilities Management 2/28/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 17, 2020
xc: EDA

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: County Library Fund – 100%			Budget Adjustment: No	
			For Fiscal Year: 2019/20	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

Through the Economic Development's (ED) Community and Cultural Services Division, ED manages the Riverside County Library System (RCLS) including thirty-six library facilities throughout Riverside County and two book mobiles. In the most recent fiscal year, RCLS logged over 3.7 million visitors to these facilities. After a review of library operations, it was determined that in order to meet increased visitor demand and to provide efficient library facilities, additional library facilities are needed in French Valley, Menifee, and Desert Hot Springs.

FM's Real Estate Division assisted RCLS in the establishment of a Public Private Partnership (P3) to engage a real estate developer to plan, design, entitle, and construct these new facilities on County owned land and to complete the three County Libraries. The County will then lease back the facility from the developer over a 30-year term. The new Menifee Library will consist of approximately 20,000 square feet and will be located at La Piedra Road and Menifee Road.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and State CEQA Guidelines Section 15063, FM prepared an Initial Study/MND which was circulated to the public from December 16, 2019 to January 4, 2020. The County is required to adopt a reporting and monitoring plan for the measures identified in the Initial Study/MND to mitigate or avoid significant effects on the environment. The Initial Study/MND demonstrated that the project would not have any significant impacts on the environment with the implementation of the mitigation measures identified in the Initial Study/MND and MMRP. The County will consider any comments received during the review period prior to adoption of the Initial Study/MND. The Notice of Determination will be filed by FM staff with the County Clerk within five days of Board approval.

(Continued)

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

BACKGROUND:

Summary (Continued)

On May 30, 2019, and in accordance with Assembly Bill 52, tribes were notified about the Project. Two tribes requested consultation which took place on July 17 and September 17, 2019. Formal consultation with these Tribes concluded on December 11, and December 13, 2019. No other Tribes requested consultation within the 30-day notification period.

Mitigation Measures were developed in coordination with the Tribes to address concerns related to the accidental discovery of cultural resources. Compliance with these mitigation measures will provide a redundancy mechanism to ensure that potential impacts from inadvertent discoveries of archeological resources do not occur and remain less than significant.

Construction of the project is anticipated to commence in March of 2020.

Impact on Residents and Businesses

The new Menifee Library will provide enhanced programs and services to better serve the growing regions of the County and will have a positive impact on both residents and local businesses.

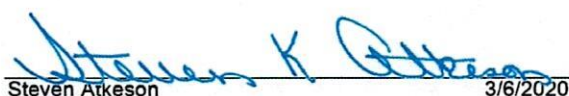
Additional Fiscal Information


The Board previously approved the costs associated with the CEQA studies for the Menifee Library on July 23, 2019 (Item 3.24). This Board action will have no financial impact to the Project.

Attachments:

- Initial Study/Mitigated Negative Declaration
- Notice of Determination

RF:HM:VC:SP:MS;mg FM05190009924 11678-14044
S:\Project Management Office\FORM 11'S\FORM 11's_In Process\11678 - 14044_D2 - 009924 - RCLS Menifee Library - Adopt MND & MMRP for EA202002\022520.doc


Steven Atkeson 3/6/2020


Gregory H. Priamos, Director County Counsel 3/3/2020



March 9, 2020

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

Attention: Cheryl Kitzerow,

SUBJECT: RESPONSES TO COMMENTS

Dear Ms. Kitzerow:

Thank you for your interest in the County of Riverside Menifee Library Project. Below you will find responses to the comments that you submitted on February 10, 2020.

Comment 1

The project description states that, “the proposed library will replace a 10,200 square-foot facility (Sun City Library) that is currently being leased off-site at 26982 Cherry Hills Boulevard in Menifee.” It is our understanding that the proposed library is not a library replacement project. Please Clarify.

Response:

The commenter is correct in stating that the Sun City Library will not be replaced as part of the Menifee Library Project. The Sun City Library will remain operational and the new Menifee Library will provide additional library services to the Menifee community.

Comment 2

Study Area (Roadway Segment Analysis): The project generates 1,441 daily traffic but the TIA does not include roadway segments in the analysis as required by the City of Menifee TIA Guidelines.

Response:

The County of Riverside is the lead agency for this project and has the authority to select and use the appropriate methodology and significance criteria to evaluate potential significant impacts. The County of Riverside Transportation Land Management Agency reviewed and approved the scoping agreement prior to completion of the traffic impact analysis, and as the lead agency, the traffic study adhered to County of Riverside guidelines, which do not typically require roadway segment analysis. The County-approved scoping agreement was sent to City of Menifee engineering staff for an opportunity to comment on the scope prior to preparation of the study on September 23, 2019 with a follow up on October 2, 2019. No response was received.



Bell Middle School are expected to be minimal. Due to the proximity of the proposed library and Bell Middle School, it would be more inconvenient for a parent to pick up a student from the middle school and drive them to the library a few hundred feet away than for the student to walk to the library. A school crosswalk with overhead beacons is conveniently located directly in front of the middle school. Additionally, it is unlikely that traffic associated with the school afternoon peak hour would overlap or exceed the PM peak hour of commuter traffic when parents are more likely to pick up students from the library. Therefore, the proposed library is not anticipated to generate a substantial amount of vehicular trips during the middle school afternoon peak hour or result in any impacts greater than those analyzed during the PM peak hour of commuter traffic.

Comment 5

What is intended to occur with the western portion of the site? Will there be a future phase on the western portion of the site. Should the driveway be relocated central to the site or have another access from the side street.

Response:

The project is limited to the construction and operation of a library in the location identified within the Initial Study, which will result in an undeveloped portion of vacant County owned land on the western side of the property. The project has been designed so as not to preclude future development of the west side of the property, but no plans have been identified or developed at this time. Any development concept will require additional CEQA review and the City will be provided notice of any such future project.

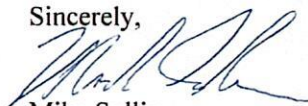
Comment 6

The City's Community Development Department formally requests that detailed development plans (site plans, floor plans, elevations, preliminary grading and landscaping) and any future notices regarding this project be sent to Doug Darnell, Senior Planner at 29844 Haun Road, Menifee, CA 92586. The City would like the opportunity to meet with your team to discuss in more detail, the project, schedule, phasing and intersection improvements at La Piedra and Menifee Roads.

Response:

The County appreciates the City's interest in the project and is committed to be a contributing member of the community by providing much needed library services. The County reached out to the City to meet and discuss all project elements and the various stages of planning and development and will continue to provide updates related to schedule, phasing, notices, and any other improvements/developments which could affect City operations.

Sincerely,



Mike Sullivan

Senior Environmental Planner

February 10, 2020

Mike Sullivan
Senior Environmental Planner
Riverside County Economic Development Agency
Project Management Office
3403 Tenth Street, Suite 400
Riverside, CA 92501

RE: Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) for the Riverside County Menifee Library Project

Dear Mr. Sullivan,

Thank you for the opportunity for the City of Menifee to review the NOI and environmental initial study for the proposed 20,000 square-foot Menifee Library Project located at the northwest corner of Menifee Road and La Piedra Road in the City of Menifee. The City has reviewed the notice and has the following comments:

The project description states that, "the proposed library will replace a 10,200 square-foot facility (Sun City Library) that is currently being leased off-site at 26982 Cherry Hills Boulevard in Menifee." It is our understanding that the proposed library is not a library replacement project. Please clarify. 1

The City's Public Works Department, Traffic Engineering reviewed the Project Traffic Impact Analysis, prepared by Ganddini Group, Inc. (October 21, 2019) and has the following comments:

1. Study Area (Roadway Segment Analysis): The project generates 1,441 daily traffic but the TIA does not include roadway segments in the analysis as required by the City of Menifee TIA Guidelines. 2
2. Project Access: The project access driveway is too close to the intersection of Menifee Road/La Piedra Road, which could cause risks of rear-end collisions and conflicts when turning left out of the Library during congested school times. Since the driveway access is a full access driveway, the City requests a left turn pocket into the Library site for safety reasons. The striping along La Piedra Road should be restriped to accommodate a safe turn in and out of the project driveway. 3
3. The study did not analyze the effects of two schools (Bell Mountain Middle School and Mount San Jacinto College) operating along the same roadway as the Library. How will 7



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on

Via Facilities Mgmt.
Date Initial

Notice of Determination

To: Office of Planning and Research
For U.S Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: Public
Agency: Riverside County
Address: 3403 10th Street, 4th Floor
Riverside, CA 92501
Contact: Mike Sullivan
Phone: (951) 955-8009

County Clerk
Riverside County -
County of: (County Clerk Office)
Address: 2720 Gateway Drive
Riverside, CA 92507

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Riverside County Menifee Library Project (Initial Study: RIVCO/CEQA 202002I)

Project Location: The proposed project site is located on the northwest corner of Menifee Road and La Piedra Road in the City of Menifee, on 2.1 acres of an existing 4.7-acre County-owned property. The project site is bordered by residential uses in all directions, and a school to the southwest. The project is located within the Romoland Quadrangle at Latitude 33° 40' 34" North and Longitude 117° 09' 27" West.

Project Description: The Riverside County Library System EDA Real Estate Division are entering into a Public Private Partnership to engage a real estate developer to plan, design, entitle, and construct a new library on County-owned land and the County will then lease back the facility from the developer over a 30-year term. The new Menifee Library will consist of an approximately 20,000 square feet single-story building. The project site will be improved with a two-lane ingress/egress driveway along La Piedra Road, on-site parking, dedicated landscaped areas, a garden walking path to convey a park-like setting. Existing utilities (e.g., electricity, water, sewer, natural gas, telephone) are located underground along the adjacent roadway frontages and will be interconnected to the project site and library facility during finish grading of the site. The project would be constructed on vacant land and no existing structures would require demolition as part of the project. Construction is anticipated to start in the spring of 2020 and would be completed by the end of 2020.

This is to advise that the Riverside County Board of Supervisors approved the above project on Lead agency or Responsible Agency
3/17/20 and has made the following determinations regarding the above described project:
(Date)

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report and Addendum was prepared for this project pursuant to the provisions of CEQA. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Final Initial Study with comments and responses and record of project approval, and/or the Mitigated

03.17.2020 3.8

Negative Declaration, is available to the General Public at:

County of Riverside
Economic Development Agency
3403 10th Street, 4th Floor
Riverside, CA 92501



Signature:

Title: Senior Environmental Planner

Date: 2/11/20

Date received for filing at OPR: N/A

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

INITIAL STUDY



**MENIFEE LIBRARY PROJECT
CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA**

LSA

January 2020

THIS PAGE INTENTIONALLY LEFT BLANK

INITIAL STUDY



MENIFEE LIBRARY PROJECT CITY OF MENIFEE RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

County of Riverside
Economic Development Agency
3403 Tenth Street, Suite 400
Riverside, California 92501
(951) 955-8009

Prepared by:

LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507
(951) 781-9310

LSA Project No. CFP1903.0

LSA

January 2020

THIS PAGE INTENTIONALLY LEFT BLANK



INITIAL STUDY MENIFEE LIBRARY PROJECT

TABLE OF CONTENTS

1.0	INTRODUCTION AND PURPOSE.....	1
1.1	INTRODUCTION.....	1
1.2	PURPOSE.....	1
1.3	INTENDED USE OF THIS INITIAL STUDY.....	2
1.4	PUBLIC REVIEW OF THE INITIAL STUDY.....	2
2.0	PROJECT DESCRIPTION.....	5
2.1	PROJECT LOCATION.....	5
2.2	SETTING AND SURROUNDING LAND USE.....	5
2.3	PROJECT DESCRIPTION.....	5
2.4	METHODOLOGY.....	6
2.5	REQUIRED PERMITS AND APPROVALS.....	6
2.6	INITIAL STUDY APPENDICES/REFERENCE DOCUMENTS.....	6
3.0	INITIAL STUDY CHECKLIST.....	17
	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	18
	DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY).....	18
	EVALUATION OF ENVIRONMENTAL IMPACTS.....	19
3.1	AESTHETICS.....	20
3.2	AGRICULTURE RESOURCES.....	23
3.3	AIR QUALITY.....	25
3.4	BIOLOGICAL RESOURCES.....	31
3.5	CULTURAL RESOURCES.....	36
3.6	ENERGY.....	40
3.7	GEOLOGY AND SOILS.....	44
3.8	GREENHOUSE GAS EMISSIONS.....	50
3.9	HAZARDS AND HAZARDOUS MATERIALS.....	55
3.10	HYDROLOGY AND WATER QUALITY.....	60
3.11	LAND USE AND PLANNING.....	69
3.12	MINERAL RESOURCES.....	70
3.13	NOISE.....	71
3.14	POPULATION AND HOUSING.....	81
3.15	PUBLIC SERVICES.....	82
3.16	RECREATION.....	84
3.17	TRANSPORTATION.....	84
3.18	TRIBAL CULTURAL RESOURCES.....	88
3.19	UTILITIES AND SERVICE SYSTEMS.....	92
3.20	WILDFIRE.....	95
3.21	MANDATORY FINDINGS OF SIGNIFICANCE.....	98
4.0	REFERENCES.....	103
5.0	MITIGATION MONITORING AND REPORTING PROGRAM.....	107

APPENDICES

APPENDIX A: CALIFORNIA EMISSIONS ESTIMATOR MODEL (CALEEMOD)

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



- APPENDIX B: BURROWING OWL SURVEY REPORT
- APPENDIX C: CULTURAL RESOURCES ASSESSMENT
- APPENDIX D: GEOTECHNICAL EVALUATION REPORT
- APPENDIX E: PHASE I HAZARDOUS MATERIALS ASSESSMENT
- APPENDIX F: WATER QUALITY MANAGEMENT PLAN
- APPENDIX G: NOISE MODELING OUTPUTS
- APPENDIX H: TRAFFIC IMPACT ANALYSIS

LIST OF FIGURES

Figure 1: Regional and Project Location	9
Figure 2: Setting and Surrounding Land Uses	11
Figure 3: Site Photographs	13
Figure 4: Site Plan.....	15

LIST OF TABLES

Table 2.2.A: On-site and Adjacent Land Uses	5
Table 3.3.A: Short-Term Regional Construction Emissions.....	27
Table 3.3.B: Operational Emissions with Regional Effects.....	28
Table 3.3.C: Summary of Construction Emissions, Localized Significance.....	29
Table 3.3.D: Summary of Operational Emissions, Localized Significance.....	29
Table 3.6.A: Estimated Annual Energy Use of Proposed Project.....	41
Table 3.8.A: Construction Greenhouse Gas Emissions	53
Table 3.8.B: Operational Greenhouse Gas Emissions.....	53
Table 3.10.A: General Best Management Practices.....	61
Table 3.13.A: Typical Maximum Construction Equipment Noise Levels (L_{max})	73
Table 3.13.B: Existing Traffic Noise Levels	75
Table 3.13.C: Existing With Project Traffic Noise Levels	76
Table 3.13.D: Parking Lot Noise Levels	78
Table 3.13.E: Vibration Source Amplitudes for Construction Equipment	79
Table 3.13.F: Summary of Construction Vibration Levels.....	80
Table 3.17.A: Summary of Intersection Levels of Service.....	86

INITIAL STUDY MENIFEE LIBRARY PROJECT

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AFY	Acre-Feet per Year
ALUCP	Airport Land Use Compatibility Plan
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ASCE	American Society of Civil Engineers
ASTM	American Society for Testing and Materials
BACM	Best Available Control Measure
Basin	South Coast Air Basin
BMP	Best Management Practice
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalFire	California Department of Forestry and Fire Protection
CalGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CH ₄	Methane
City	City of Menifee
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
County	County of Riverside Economic Development Agency
CWA	Federal Clean Water Act
dBA	A-weighted decibel
DEH	Riverside County Department of Environmental Health Hazardous Materials Division
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	(United States) Environmental Protection Agency
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	Greenhouse Gas

INITIAL STUDY MENIFEE LIBRARY PROJECT



GWh	Gigawatt Hours
HVAC	Heating, Ventilation, and Air Conditioning
IS	Initial Study
kWh	Kilowatt Hours
LEED	Leadership in Energy and Environmental Design
L _{eq}	Equivalent Continuous Sound Level
L _{max}	Maximum Noise Level
LOS	Level of Service
LST	Localized Significance Thresholds
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MT	Metric Ton
MUSD	Menifee Union School District
MWD	Metropolitan Water District
N ₂ O	Nitrous Oxide
ND	Negative Declaration
NEPSSA	Narrow Endemic Plant Species Survey Area
NIOSH	National Institute for Occupational Safety and Health
NO ₂	Nitrogen Dioxide
NOI	Notice of Intent
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
O ₃	Ozone
OES	Riverside County Fire Department Office of Emergency Services
PM ₁₀	Coarse Particulate Matter
PM _{2.5}	Fine Particulate Matter
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRIMP	Paleontological Resource Impact Mitigation Program
PUHSD	Perris Union High School District
RWQCB	Regional Water Quality Control Board
RWRF	Regional Wastewater Reclamation Facility
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SKR	Stephen's Kangaroo Rat
SOx	Oxides of Sulfur



INITIAL STUDY MENIFEE LIBRARY PROJECT

SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solids
TIA	Traffic Impact Analysis
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VdB	vibration decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WQMP	Water Quality Management Plan
WSAP	Water Supply Allocation Plan

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK

INITIAL STUDY MENIFEE LIBRARY PROJECT

1.0 INTRODUCTION AND PURPOSE

1.1 INTRODUCTION

Section 1.0 of this Initial Study (IS) describes the purpose, environmental authorization, intended uses of the IS, documents incorporated by reference, and processes and procedures governing the preparation of the environmental document. Pursuant to Section 15367 of the *State of California Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines)*, the County of Riverside Economic Development Agency (County) is the Lead Agency under the California Environmental Quality Act (CEQA). The County has primary responsibility for compliance with CEQA and consideration of the Menifee Library Project (project or proposed project).

The Initial Study is organized as follows:

- Section 1.0 Introduction and Purpose* provides a discussion of the Initial Study's purpose, focus, legal requirements.
- Section 2.0 Project Description* provides a detailed description of the proposed project.
- Section 3.0 Environmental Checklist* includes a checklist and accompanying analyses of the project's effect on the environment. For each environmental issue, the analysis identifies the level of project's environmental impact.
- Section 4.0 References* details the references cited throughout the document.
- Section 5.0 Mitigation Monitoring and Reporting Program (MMRP)* is provided in accordance with CEQA which requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The MMRP is designed to ensure compliance during project implementation.
- Appendices* Includes the technical material prepared to support the analyses contained in the IS.

1.2 PURPOSE

CEQA requires that the proposed project be reviewed to determine the environmental effects that would result if the project were approved and implemented. The County is the Lead Agency and has the responsibility of preparing and adopting the associated environmental document prior to consideration of the approval of the proposed project. The County has the authority to make decisions regarding discretionary actions relating to implementation of the proposed project.

This IS has been prepared in accordance with the relevant provisions of CEQA (California Public Resources Code Section 21000 et seq.); the *CEQA Guidelines*,¹ and the rules, regulations, and procedures for implementing CEQA as adopted by the County. The objective of the Initial Study is to inform County decision-makers, representatives of other affected/responsible agencies, the public, and interested parties of the potential environmental consequences of the project.

As established in *CEQA Guidelines* Section 15063(c), the purposes of an IS are to:

¹ California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387.

INITIAL STUDY MENIFEE LIBRARY PROJECT



- Provide the Lead Agency (County of Riverside) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND);
- Enable a Proponent or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for an ND or MND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide a factual basis for finding in an ND or MND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

1.3 INTENDED USE OF THIS INITIAL STUDY

The County formally initiated the environmental process for the proposed project with the preparation of this IS. The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require further mitigation to reduce impacts to a less than significant level. As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds), or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this IS supports adoption of an MND for the proposed project.

CEQA² permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from County and City of Menifee (City) planning and environmental documents, technical studies specifically prepared for the project, and other publicly available data. The documents utilized in the IS are identified in Section 3.0 and are hereby incorporated by reference. These documents are available for review at the County or the City of Menifee Community Development Department.

1.4 PUBLIC REVIEW OF THE INITIAL STUDY

The IS and a Notice of Intent (NOI) to adopt an MND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 20-day public review period. Written comments regarding this IS should be addressed to:

Mike Sullivan
Senior Environmental Planner
Riverside County Economic Development Agency
Project Management Office
3403 Tenth Street, Suite 400
Riverside, CA 92501
Phone: (951) 955-8009
msullivan@rivco.org

² CEQA Guidelines Section 15150.



INITIAL STUDY MENIFEE LIBRARY PROJECT

Consideration of comments raised during the 20-day public review period will be taken into account and addressed prior to adoption of the MND by the County.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK

INITIAL STUDY MENIFEE LIBRARY PROJECT

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project is depicted on the United States Geological Survey *Romoland, California* 7.5-minute topographic quadrangle map in Township 6 South, Range 3 West, Section 2 Southeast, San Bernardino Baseline and Meridian (Figure 1). The project site is located at 30620 Bayport Lane in the eastern portion of the City, Riverside County and is bound by Menifee Road to the southeast, La Piedra Road to the south, Bayport Lane to the west, and single-family residential uses adjacent to the northeast (Figure 2). Additional single-family residential uses are located across Menifee Road and Bayport Lane to the east and west, respectively, and a regional park (Wheatfield Park) is located across La Piedra Road to the south.

2.2 SETTING AND SURROUNDING LAND USE

The 4.73-acre site (Assessor’s Parcel Number [APN] 364-152-034) is currently undeveloped. Existing adjacent features include curb, gutter, sidewalk, and street trees along the roadway frontages. The site has been subjected to disturbance from overland vehicle travel, weed abatement/disking, and other earthmoving activities, and an abandoned well enclosed by a stone masonry wall is located at the northernmost end of the site (Figures 2 and 3). The masonry wall occurs along the entire northern boundary of the project site. No other structures are located within the project limits.

The project site is administered in accordance with the Menifee Village Specific Plan. Table 2.2.A summarizes surrounding land uses, General Plan land use designations, and zoning designations.

Table 2.2.A: On-site and Adjacent Land Uses

Direction	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Designation
Project Site	Undeveloped	Menifee Village Specific Plan	Menifee Village Specific Plan	5.1-8 du/ac Residential (5.1-8R)*
North	Single-Family Residential	Menifee Village Specific Plan	Menifee Village Specific Plan	5.1-8 du/ac Residential (5.1-8R)
East	Single-Family Residential	Menifee Village Specific Plan	Menifee Village Specific Plan	Rural Residential ½ acre minimum (RR1/2)
South	Wheatfield Park	Menifee Village Specific Plan	Menifee Village Specific Plan	Recreation (OS-R)
West	Single-Family Residential	Menifee Village Specific Plan	Menifee Village Specific Plan	5.1-8 du/ac Residential (5.1-8R)

Source: Exhibit LU-B1 (Specific Plan land Uses). City of Menifee General Plan. Adopted February 5, 2014.

du/ac = dwelling units per acre

*The project site is located within Planning Area 2-4 of the Menifee Village Specific Plan, which is zoned 5.1-8 du/ac Residential (5.1-8R). However, the project site itself (APN 364-152-034) within Planning Area 2-4 is recorded as Public Facilities-Library Site under Development Agreement No. 20, Amendment No. 1, Item 9C. Recorded June 26, 1996 as Instrument No. 236925.

2.3 PROJECT DESCRIPTION

The project includes construction and operation of a new 20,000 square foot public library facility that will replace a 10,200 square foot facility (Sun City Library) that is currently being leased off-site at 26982 Cherry Hills Boulevard in Menifee. The project site will be improved with a two-lane ingress/egress driveway along La Piedra Road, on-site parking, and dedicated landscaped areas and garden walking

INITIAL STUDY MENIFEE LIBRARY PROJECT



path to convey a park-like setting (Figure 4). The off-site property will be vacated and remain in place for an alternative tenant.

Rough grading of the site is expected to be balanced, so no substantial import or export of soil is required. Existing utilities (e.g., electricity, water, sewer, natural gas, telephone) are located underground along the adjacent roadway frontages and will be interconnected to the project site and library facility during finish grading of the site. The proposed library facility will be constructed and operated to meet the requirements for Leadership in Energy and Environmental Design (LEED) Silver Certification³ and include photovoltaic generation, electric vehicle charging station(s), and on-site storm water infiltration basins. The County anticipates the proposed project to employ approximately 16 staff.

The new library facility will be delivered through a P3 project development, which was approved by the County Board of Supervisors in January, 2018. The financing for the project will be provided through a privately issued Lease Revenue Tax Exempt Bond structure, with the term of the Ground Lease and Facilities Lease at a period of 30 years made payable to the county library fund. The Riverside County Library System is a division of the County.

2.4 METHODOLOGY

The analysis in this IS/MND provides an environmental review of the project pursuant to CEQA. The details of the proposed library facility and associated actions have been characterized in this section and are also addressed in detail throughout Section 3.0 of this IS/MND. If the project were approved, the proposed library would be allowed without further discretionary approval, so long as the development complies with the County's regulations and project-specific Mitigation Measures and Conditions of Approval.

2.5 REQUIRED PERMITS AND APPROVALS

The County is expected to use this IS/MND in consideration of the proposed library facility and associated actions. These actions may include, but are not limited to, the following:

The following approvals from other regulatory agencies may also be required:

- State Water Resources Control Board (SWRCB): Notice of Intent (NOI) to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit.
- Utility Providers: Connection permits.

2.6 INITIAL STUDY APPENDICES/REFERENCE DOCUMENTS

The Initial Study is based on the following environmental documents and technical studies:

- Appendix A: California Emissions Estimator Model (CalEEMod)
- Appendix B: Burrowing Owl Survey Report
- Appendix C: Cultural Resources Assessment
- Appendix D: Geotechnical Evaluation Report
- Appendix E: Phase I Hazardous Materials Assessment

³ *Leadership in Energy and Environmental Design*. United States Green Building Council. <https://new.usgbc.org/leed> (Accessed October 1, 2019).



INITIAL STUDY MENIFEE LIBRARY PROJECT

- Appendix F: Water Quality Management Plan
- Appendix G: Noise Modeling Outputs
- Appendix H: Traffic Impact Analysis

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**




THIS PAGE INTENTIONALLY LEFT BLANK



FIGURE 1

LSA

LEGEND

 Project Site (APN 364-152-034)



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Romoland (1979), CA

I:\RED1901.01\GIS\MXD\Menifee_Library\IS\ProjLoc_USGS.mxd (10/15/2019)

Menifee Library
Regional and Project Location

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK

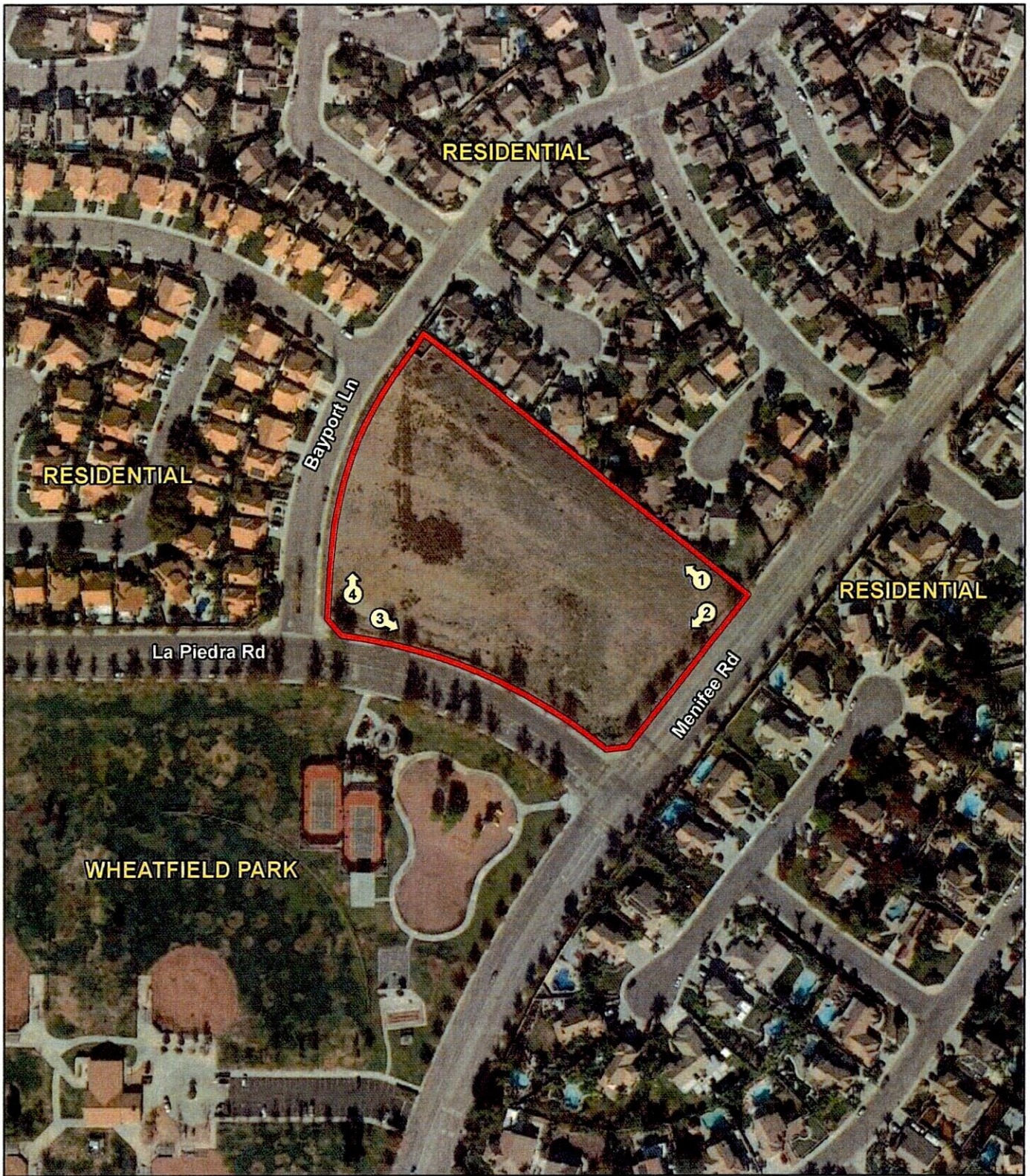
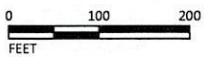


FIGURE 2

LSA

LEGEND

- Project Site (Non-native Grassland)
- ④ Photo Locations



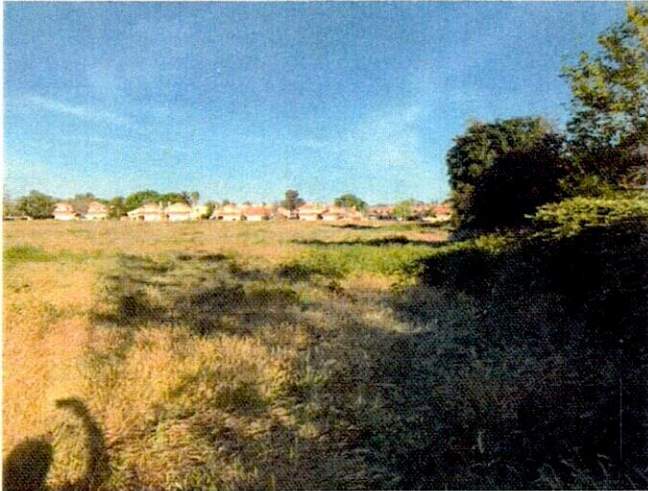
SOURCE: County of Riverside (2/19), Google (8/18)

I:\RED1901.01\GIS\MXD\Menifee_Library\IS\Setting_SurroundingLU.mxd (10/15/2019)

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



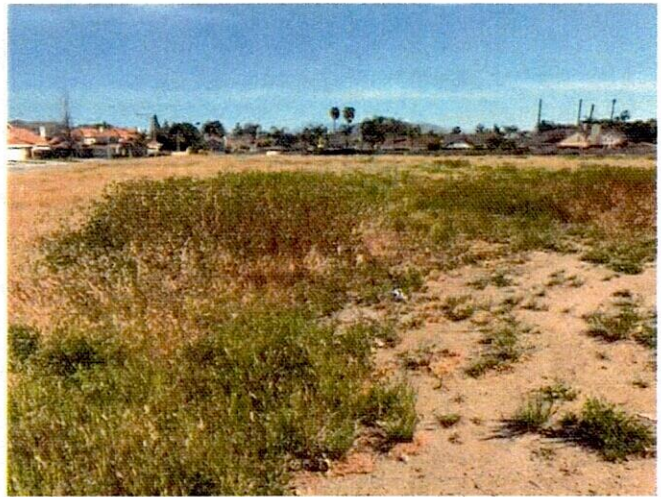
Photograph 1. View of site, looking northwest.



Photograph 2. View of site, looking southwest.



Photograph 3. View of site, looking east.



Photograph 4. View of site, looking north.

LSA

FIGURE 3

Menifee Library
Site Photographs

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



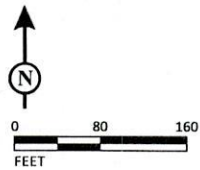
THIS PAGE INTENTIONALLY LEFT BLANK



FIGURE 4

LSA

LEGEND
 □ - Project Boundary



SOURCE: Armstrong & Brooks Consulting Engineers, Inc.

Menifee Library
 Site Plan

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK

INITIAL STUDY MENIFEE LIBRARY PROJECT

3.0 INITIAL STUDY CHECKLIST

1. **Project Title:**
Menifee Library Project
2. **Lead Agency Name and Address:**
Riverside County Economic Development Agency
3403 Tenth Street, Suite 400
Riverside, California 92501
3. **Contact Person and Phone Number:**
Mike Sullivan, Senior Environmental Planner
(951) 955-8009
4. **Project Location:**
30620 Bayport Lane
Menifee, California 92584
5. **Project Sponsor's Name and Address:**
CFP Riverside, LLC
18336 Minnetonka Boulevard, Suite C
Deephaven, Minnesota 55391
6. **General Plan Designation:**
Menifee Valley Specific Plan
7. **Zoning:**
Menifee Village Specific Plan
8. **Description of Property:**
Please refer to Section 2.2.
9. **Setting and Surrounding Land Uses:**
Please refer to Section 2.1 and 2.2.
10. **Required Actions:**
Please refer to Section 2.5.
11. **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, has consultation begun?** Please refer to Checklist Section 3.18 (Tribal Cultural Resources).
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a potentially significant impact as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural 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/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of the initial evaluation:

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

Signature:  Date: 1/21/20
Michael Sullivan, Senior Planner

INITIAL STUDY MENIFEE LIBRARY PROJECT

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, then 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 [mitigated] 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 that were incorporated or refined from the earlier document and 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 significant.

INITIAL STUDY MENIFEE LIBRARY PROJECT



3.1 AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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"/>

a. Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact

Discussion of Effects: The major scenic resources in proximity to the project site are Quail Hill, 1.5 miles north of the site, and Bell Mountain, one mile south of the site.⁴ Additional topographic features critical to the City's visual character include the San Jacinto Mountains and San Gorgonio Badlands on the northeast, the Box Springs Mountains to the north, and the Santa Ana Mountains on the southwest. Rural farmland, local hills and rock outcrops, and other open space features also are considered scenic vistas in the City.

The project site is currently undeveloped and is vegetated primarily by non-native annual grasses. In accordance with the Menifee Village Specific Plan, properties surrounding the site have been developed with residential and recreational park uses, and the frontage of the project site along Menifee Road and La Piedra Road has been improved with ornamental sycamore (*Platanus sp.*) street trees, curb, gutter, and sidewalks (Figures 2 and 3).

The surrounding residential uses comprise two-story single-family homes with associated landscaping that, in conjunction with the surrounding street trees, already obstruct public views of regional topographic features and other scenic vistas within the project view shed. A local hill located approximately 1,000 feet south of the site is only marginally visible through existing obstructions such as

⁴ Section 5.1 Aesthetics. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Page 5.1-2. September 2013.

INITIAL STUDY MENIFEE LIBRARY PROJECT

adjacent street trees and residential uses. Additionally, the proposed library facility will be a single-story building that will be constructed to heights slightly lower (between 18 feet and 22 feet tall) than the surrounding residential structures. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista. Impacts would be **less than significant** and mitigation is not required.

b. Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a State scenic highway?

No Impact

Discussion of Effects: The proposed project is not located along a State scenic highway, and there are no state scenic highways located within the project vicinity.⁵ Therefore, the project will not affect any scenic resources within a State scenic highway. **No impact** would occur, and no mitigation is required.

c. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

Discussion of Effects: As of July 1, 2018, the United States Census Bureau estimated the City's population to be 92,595 persons and the City's land area to be approximately 46.47 square miles.⁶ The project is located in an area with at least 1,000 persons per square mile and therefore meets the definition of *Urbanized Area* under Section 15387 of the *CEQA Guidelines*.

During construction, vehicles and equipment would be visible during removal of vegetation, installation of structures and features, laying of asphalt and concrete, and other visible general construction activity. However, the presence of construction equipment would be temporary and would cease once construction is complete. Due to the temporary nature of construction activities, impacts to visual character of the site and its surroundings would be **less than significant** during construction, and mitigation is not required.

The major scenic resources in proximity to the project site are Quail Hill, 1.5 miles north of the site, and Bell Mountain, one mile south of the site.⁷ Additional topographic features critical to the City's visual character include the San Jacinto Mountains and San Geronio Badlands on the northeast, the Box Springs Mountains to the north, and the Santa Ana Mountains on the southwest. Rural farmland, local hills and rock outcrops, and other open space features also contribute to the visual character of the City. However, none of the major scenic resources and topographic features identified by the City are visible from the project site or proximity, and a local hill located approximately 1,000 feet south of the site is only marginally visible through existing obstructions such as adjacent street trees and residential uses.

Chapter 11.20 (Administrative Nuisance Abatement) of the City's Municipal Code includes provisions for the protection of neighborhood visual quality and requires proper maintenance of buildings and

⁵ *California Scenic Highway Mapping System*. Riverside County. California Department of Transportation. <https://www.arcgis.com/home/webmap/viewer.html?layers=f0259b1ad0fe4093a5604c9b838a486a> (accessed October 2, 2019).

⁶ *QuickFacts, Menifee, City of, California*. United States Census Bureau. <https://www.census.gov/quickfacts/fact/table/menifeecitycalifornia/PST045218> (accessed October 2, 2019).

⁷ *Section 5.1 Aesthetics*. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Page 5.1-2. September 2013.

INITIAL STUDY MENIFEE LIBRARY PROJECT



property, including the abatement of overgrown vegetation, accumulation of debris, general neglect of property, and other visual nuisance.

The proposed library facility will be consistent with the Menifee Village Specific Plan, which provides a framework to guide new development in order to strengthen community identity. Design plans must consider the relationship and compatibility of the proposed library facility with its surroundings through building layout, orientation, and architectural features, as well as selection of materials, colors, and landscaping.

The project site is surrounded in every direction with developed uses (refer to Figure 2). Due to the extensive developed nature of the adjacent land uses in accordance with the Menifee Village Specific Plan, development of the project site consistent with the same development framework would ensure compatibility with the existing visual character of the surrounding community. Additionally, the landscaped area is to include a mixture of “California-friendly”⁸ trees, shrubs, and groundcover to help integrate the new building into the existing setting and to reduce water use. Therefore, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant**, and mitigation is not required.

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Less than Significant Impact

Discussion of Effects: The lighting sources currently at the project site consist of street lights along Menifee Avenue, La Piedra Road, and Bayport Lane. New development would result in new lighting sources such as parking lot lighting, interior and exterior building lighting (included for safety purposes), vehicle headlights, and illuminated signage. These new sources of light would be visible from neighboring development and along adjacent roadways.

The project site is located within 30 miles of the Mount Palomar Observatory and is subject to specific City and County ordinances for the regulation of light sources. Chapter 6.01 (Dark Sky, Light Pollution) of the City’s Municipal Code places restrictions on outdoor lighting, including low-pressure sodium lighting as the preferred lamp type; shielding of fixtures; and limited hours of operation of most outdoor lighting. Policy LU 4.1 of the County General Plan requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area through consideration of lighting and other impacts on surrounding properties. Finally, County Ordinance No. 655 restricts new development from incorporating fixtures emitting light that would create undesirable light rays into the night sky and detrimentally affect astronomical observations and research. Additionally, Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties and streets.

The selection of building materials and colors, including installation of photovoltaic panels, would be designed in order to reduce the potential for architectural glare and to blend in with the surrounding environment. Furthermore, incorporation of project site perimeter and streetscape landscaping would serve to further shield surrounding properties from light and/or glare generated on site. Through

⁸ A California Friendly® Landscape is defined as one which is drought-tolerant, aesthetically pleasing, and sustainable in accordance with the *California Friendly® Maintenance Guide for Landscapers, Gardeners, and Land Managers*. Douglas Kent + Associates. March 2017.

INITIAL STUDY MENIFEE LIBRARY PROJECT

compliance with Chapter 6.01 (Dark Sky, Light Pollution) of the City's Municipal Code and County Ordinance No. 655, which mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties, streets and the night sky, the proposed project would not generate sources of light and/or glare that would be substantial when compared to the existing condition (e.g., vehicle lights along adjacent roadways, and residential and park lights from adjacent developed uses) in the project vicinity. Therefore, impacts from light and glare would be **less than significant** and mitigation is not required.

3.2 AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 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 in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in 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 nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



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

No Impact

Discussion of Effects: The California Department of Conservation, Farmland Mapping and Monitoring Program, compiles Important Farmland maps pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture, Natural Resource Conservation Service (NRCS) soil survey and current land use information using eight mapping categories, and they represent an inventory of agricultural resources within Riverside County.

No agricultural operations are located on, adjacent to, or near the project site. The site is designated as “Urban and Built-Up Land” (occupied by structures with a building density of at least 1 unit per 1.5 acres or 6 structures per 10-acre parcel).⁹ As no Prime or Unique Farmlands or Farmland of Statewide Importance is located within or adjacent to the project site, no conversion of such farmlands will occur. **No impact** related to this issue would occur, and no mitigation is required.

- b. **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact

Discussion of Effects: Williamson Act contracts restrict land development of contract lands.¹⁰ These contracts typically limit land use to agriculture, recreation, and open space, unless otherwise stated in the contract. The project site is zoned Menifee Village Specific Plan and is not located within a Williamson Act contract area.¹¹ Therefore, **no impact** would occur, and no mitigation is required.

- c. **Conflict with existing zoning for or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

No Impact

Discussion of Effects: Neither the project site nor surrounding properties are zoned for forest land or timberland.¹² Therefore, the proposed project would have **no impact** on forest land or timberland. No mitigation is required.

- d. **Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact

Discussion of Effects: The project site is designated “Urban and Built-Up Land” and is routinely disked for weed abatement. No forest land exists on site. As discussed in response to Checklist Question 3.2c, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, **no impact** would occur, and no mitigation is required.

⁹ *Riverside County Important Farmland 2016. Sheet 1 of 3.* State of California Department of Conservation, California Important Farmland Finder. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf (accessed October 4, 2019).

¹⁰ The Williamson Act is a procedure authorized under State law to preserve agricultural lands as well as open space. Property owners entering into a Williamson Act contract receive a reduction in property taxes in return for agreeing to protect the land’s open space or agricultural values.

¹¹ *Exhibit LU-B1: Specific Plan Land Uses.* Menifee General Plan. Adopted February 5, 2014.

¹² *Ibid.*

INITIAL STUDY MENIFEE LIBRARY PROJECT

- e. **Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

No Impact

Discussion of Effects: As discussed in response to Checklist Questions 3.2a and 3.2b, no agricultural operations are located on, adjacent to, or near the project site. The site is designated "Urban and Built-Up Land" and it is not subject to a Williamson Act Contract. As no agricultural uses exist on site, the proposed project would not result in the conversion of agricultural land to a non-agricultural use. Similarly, no forestry uses exist on site. In the absence of land designated for agricultural or forestry use, **no impact** would occur, and no mitigation is required.

3.3 AIR QUALITY

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 non-attainment under 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 a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Less than Significant Impact

Discussion of Effects: The project site is in the South Coast Air Basin (Basin), which is managed by the South Coast Air Quality Management District (SCAQMD). The United States Environmental Protection Agency (EPA) has designated the status of the Basin as nonattainment for ozone (O₃), coarse inhalable particulate matter less than 10 microns in size (PM₁₀), and fine inhalable particulate matter less than 2.5 microns in size (PM_{2.5}) under the California Ambient Air Quality Standards. Under the National Ambient Air Quality Standards, the EPA has designated the status of the Basin as nonattainment for O₃ and PM_{2.5}.

The SCAQMD and Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the Basin. The applicable

INITIAL STUDY MENIFEE LIBRARY PROJECT



AQMP is the SCAQMD Final 2016 AQMP.¹³ The 2016 AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the 2016 AQMP, then the added emissions are considered to have been evaluated, are contained in the 2016 AQMP, and would not conflict with or obstruct implementation of the regional 2016 AQMP.

The proposed project is not considered a project of statewide, regional, or area-wide significance (e.g., large-scale projects such as airports, electrical generating facilities, petroleum and gas refineries, residential development of more than 500 dwelling units, shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space, etc.) as defined in the California Code of Regulations (Title 14, Division 6, Chapter 3, Article 13, §15206(b)).

The Menifee General Plan designates the project site land use as residential land uses with 5.1 to 8.0 dwelling units per acre and the zoning is designated as Menifee Village Specific Plan Zone. According to the County and City agreement, the project site within APN 0364-152-034 is recorded as Public Facilities-Library Site under Development Agreement No. 20, Amendment No. 1, Item 9C, as recorded under Instrument No. 236925 on June 26, 1996. No changes are proposed to either the General Plan land use designation or zoning, as the project will include the development of a 20,000-square foot library with approximately 76 parking spaces. Therefore, the project would not generate any increase in population that otherwise would not have been planned for in the County. Since the proposed project is consistent with the General Plan land use and zoning designation and would not generate any increase in population beyond that which has already been planned for by SCAG and the County, the proposed project is consistent with the 2016 AQMP. Impacts would be **less than significant** and no mitigation is required.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

Less than Significant Impact

Discussion of Effects: The SCAQMD's CEQA *Air Quality Handbook* establishes suggested significance thresholds based on the volume of pollution emitted. According to the *Handbook*, any project in the Basin with daily emissions that exceed any of the following thresholds should be considered as having an individually and cumulatively significant air quality impact:

- 55 lbs. per day of volatile organic compounds (VOC) (75 lbs./day during construction);
- 55 lbs. per day of oxides of nitrogen (NOx) (100 lbs./day during construction);
- 550 lbs. per day of carbon monoxide (CO) (550 lbs./day during construction);
- 150 lbs. per day of PM₁₀ (150 lbs./day during construction);
- 55 lbs. per day of PM_{2.5} (55 lbs./day during construction); and
- 150 lbs. per day of oxides of sulfur (SOx) (150 lbs./day during construction).

The most recent version of the CalEEMod (Version 2016.3.2) was used to calculate construction and operation emissions from development of the proposed project (Appendix A).

¹³ *Final 2016 Air Quality Management Plan*. South Coast Air Quality Management District, March 2016.

INITIAL STUDY MENIFEE LIBRARY PROJECT

No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the thresholds of significance based on the level above which a project's individual emissions would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. Therefore, a project that exceeds the SCAQMD project-specific thresholds would also have a cumulatively considerable contribution to a significant cumulative impact.

Construction Emissions. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by grading, paving, and other activities. Emissions from construction equipment are also anticipated and would include CO, NO_x, VOC, directly-emitted PM_{2.5} or PM₁₀, and toxic air contaminants, such as diesel exhaust particulate matter. Construction emissions were estimated for the project using CalEEMod Version 2016.3.2, consistent with SCAQMD recommendations for the proposed project. For purposes of air quality analysis, it is assumed that construction would happen in phases. Each individual phase of project development would include the following construction activities: Site preparation; grading; building construction; paving; and architectural coating (painting). The application of paving and architectural coating starts right after building construction and is assumed to continue throughout the construction process. The construction analysis includes estimating the construction equipment that would be used during each construction activity, the hours of use for that construction equipment, the quantities of earth and debris to be moved, and on-road vehicle trips (worker, soils hauling, and vendor trips). The proposed earthwork for the project assumes balanced cut and fill. CalEEMod modeling defaults are assumed for the construction activities, off-road equipment, on-road construction fleet mix and trip lengths. The tentative project construction schedule would have a probable start date in early 2020 and a planned opening in late 2021.

Table 3.3.A identifies the maximum daily emissions associated with construction activities and indicates no criteria pollutant emission thresholds would be exceeded from construction of the proposed project.

Table 3.3.A: Short-Term Regional Construction Emissions

Construction Phase	Maximum Daily Regional Pollutant Emissions (lbs/day)							
	VOCs	NO _x	CO	SO _x	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
Site Preparation	1.67	18.37	8.03	0.02	2.35	0.82	1.18	0.76
Grading	1.39	15.11	6.78	0.01	2.01	0.68	1.01	0.63
Building Construction	2.16	15.67	14.19	0.03	0.29	0.80	0.08	0.77
Paving	1.08	8.49	9.40	0.01	0.15	0.47	0.04	0.43
Architectural Coating	19.66	1.70	1.99	0.00	0.04	0.11	0.01	0.11
Peak Daily Emissions	19.66	18.37	14.19	0.03	3.17		1.93	
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00		55.00	
Significant?	No	No	No	No	No		No	

Source: Compiled by LSA (Appendix A).

Note: Numbers may appear to not sum correctly due to rounding.

CO = carbon monoxide

NO_x = nitrogen oxides

PM₁₀ = coarse inhalable particulate matter less than 10 microns in size

SO_x = sulfur oxides

lbs/day = pounds per day

PM_{2.5} = fine inhalable particulate matter less than 2.5 microns in size

SCAQMD = South Coast Air Quality Management District

VOCs = volatile organic compounds

Operational Emissions. Long-term air pollutant emissions associated with operation of the proposed project include emissions from stationary, energy, and mobile sources. Stationary sources include area sources such as architectural coatings, consumer products, and landscaping. Energy sources include

INITIAL STUDY MENIFEE LIBRARY PROJECT



natural gas consumption for heating and electricity for lightings and electronic equipment. Mobile-source emissions are from vehicle trips associated with operation of the project. Based on the stationary-source parameters in CalEEMod for a library and trip generation rates estimated for the proposed project, operational emissions are detailed in Table 3.3.B. Projects in the Basin with operation-related emissions that exceed any of the listed emission thresholds are considered potentially significant by the SCAQMD.

The proposed project is estimated to generate 1,441 vehicle trips per day (Gandini Group 2019).

Table 3.3.B indicates that the emissions of criteria pollutants generated from operation of the proposed project would not exceed the corresponding SCAQMD daily emission thresholds.

Table 3.3.B: Operational Emissions with Regional Effects

Source	Pollutant Emissions (lbs/day)					
	VOC	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Area Sources	0.46	<0.01	<0.01	0	<0.01	<0.01
Energy Sources	0.02	0.17	0.15	<0.01	0.01	0.01
Mobile Sources	2.66	18.46	27.30	0.11	7.84	2.15
Total Project Emissions	3.14	18.63	27.44	0.11	7.85	2.16
SCAQMD Thresholds	55.0	55.0	550.0	150.00	150.00	55.00
Significant?	No	No	No	No	No	No

Source: Compiled by LSA (Appendix A).

Note: Numbers may appear to not sum correctly due to rounding.

CO = carbon monoxide

NOx = nitrogen oxides

PM₁₀ = coarse inhalable particulate matter less than 10 microns in size

SOx = sulfur oxides

lbs/day = pounds per day

PM_{2.5} = fine inhalable particulate matter less than 2.5 microns in size

SCAQMD = South Coast Air Quality Management District

VOC = volatile organic compounds

The proposed project is required to comply with SCAQMD Rule 403, which includes implementation of standard control measures for fugitive dust. Table 3.3.A and Table 3.3.B demonstrate that, with compliance with applicable regulatory policy designed to reduce emissions, the proposed project would not exceed any SCAQMD threshold during construction or operation. Therefore, the proposed project would not contribute significantly to cumulative impacts on any pollutants for which the region is in nonattainment. Specifically, the proposed project construction and operational emissions would not exceed the SCAQMD's daily thresholds for VOC and NOx that serve as project and cumulative impact thresholds of significance for gauging regional O₃ impacts. Therefore, the proposed project's contribution to cumulative air quality impacts would not be cumulatively considerable.

Compliance with SCAQMD Rules 402, 403, and 431.2, which include implementation of standard control measures for diesel equipment emissions, fugitive dust, and construction methods is a regulatory requirement for all projects in the Basin. Other regulatory measures such as Title 13-Section 2449 of the California Code of Regulations; and CalRecycle/Green Building Program regulations will also be implemented for the proposed project. Through compliance with these regulations as part of applicable policy designed to reduce emissions, the proposed project would not exceed any SCAQMD threshold or contribute to a substantial increase in regional air emissions. Therefore, the proposed project would not result in a cumulatively considerable contribution to significant air quality impacts. Cumulative air quality impacts would be **less than significant** and no mitigation is required.

INITIAL STUDY MENIFEE LIBRARY PROJECT

c. Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Discussion of Effects: Localized Significance Thresholds (LSTs) are developed based upon the size or total area of the emissions source from the construction equipment activities, the ambient air quality levels in each source receptor area (SRA) in which the emission source is located, and the distance to the sensitive receptor. LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each SRA. For the proposed project, the appropriate SRA for the LST is SRA 24 (Perris Valley).

LSTs only apply to CO, nitrogen dioxide (NO₂), PM₁₀, and PM_{2.5} emissions during construction and operation at the discretion of the lead agency. Screening-level analysis of LSTs is only recommended for construction activities at project sites that are 5 acres or less. The SCAQMD recommends that operational activities and construction for any project over 5 acres should perform air quality dispersion modeling to assess impacts to nearby sensitive receptors. The project development area is approximately 2 acres; therefore, screening-level analysis of LSTs for 2 acres was used for construction and operational activities.

Localized significance is determined by comparing the on-site-only portion of the construction and operational emissions with emissions thresholds derived by the SCAQMD to ensure pollutant concentrations at nearby sensitive receptors. For this project, the closest sensitive receptors are the residential land uses located northeast of the project at a distance of approximately 40 feet (12 meters) measured from the residential property boundary to the project construction boundary. The SCAQMD LST methodology specifies that when the receptor distance is less than 25 meters (82 feet), thresholds for 25 meters should be used.¹⁴ Tables 3.3.C and 3.3.D indicate the construction and operational LST analyses of the CalEEMod results.

Table 3.3.C: Summary of Construction Emissions, Localized Significance

Source	Pollutant Emissions			
	NOx (lbs/day)	CO (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-Site Emissions	18	13	3.1	1.9
LST Thresholds	170	883	7.0	4.0
Significant?	No	No	No	No

Source: Compiled by LSA (Appendix A).

Note: Source Receptor Area (SRA) for the LST is SRA 24 (Perris Valley). The closest sensitive receptors are residential land uses located approximately 25 meters (82 feet) northeast of the project site.

CO = carbon monoxide

NO₂ = nitrogen dioxide

ppm = parts per million

PM_{2.5} = particulate matter less than 2.5 microns in size

µg/m³ = microgram per cubic meter air

PM₁₀ = particulate matter less than 10 microns in size

LST = localized significance threshold

Table 3.3.D: Summary of Operational Emissions, Localized Significance

Source	Pollutant Emissions			
	NOx (lbs/day)	CO (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-Site Emissions	1	1	0.4	0.1
LST Thresholds	170	883	2.0	1.0

¹⁴ Final Localized Significance Thresholds Methodology. South Coast Air Quality Management District. Page 3-3. June 2003, Revised July 2008.

INITIAL STUDY MENEFEE LIBRARY PROJECT



Table 3.3.D: Summary of Operational Emissions, Localized Significance

Source	Pollutant Emissions			
	NO _x (lbs/day)	CO (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
Significant?	No	No	No	No

Source: Compiled by LSA. (Appendix A).

Note: Source Receptor Area (SRA) for the LST is SRA 24 (Perris Valley). The closest sensitive receptors are residential land uses located approximately 25 meters (82 feet) northeast of the project site.

CO = carbon monoxide

NO_x = nitrogen oxides

ppm =parts per million

PM_{2.5} = particulate matter less than 2.5 microns in size

µg/m³ =microgram per cubic meter air

PM₁₀ = particulate matter less than 10 microns in size

LST = localized significance threshold

As detailed in Table 3.3.C and Table 3.3.D, construction and operational emissions would not exceed LST thresholds. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. Impacts related to substantial pollutant concentrations for construction and operation would be **less than significant**. No mitigation is required.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

Discussion of Effects: Other emissions, including nuisance odors, may occur during the operation of diesel-fueled equipment during construction and operation of the project. However, these emissions would be short term in duration and are expected to be isolated to the immediate vicinity of the construction site or transport route. SCAQMD Rules 402, 403, and 431.2, as well as Title 13, Section 2449(d)(d) of the California Code of Regulations (CCR), require the project applicant to include implementation of standard control measures for fugitive dust and diesel equipment emissions. Additionally, operators of off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) are required to limit vehicle idling to five minutes or less; register and label vehicles in accordance with the CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause injury or damage to business or property." Adherence to these rules is standard regulatory policy for all development and would reduce impacts from other emissions such as nuisance odors to **less than significant** levels. No mitigation is required.

3.4 BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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, and regulations or by the California Department of Fish and Wildlife 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 State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY MENIFEE LIBRARY 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?

Less than Significant with Mitigation Incorporated

Discussion of Effects: The project site is undeveloped but is surrounded in every direction with fully developed uses (refer to Figure 2). Accordingly, the project site does not contain sensitive habitat, and the likelihood of adverse effects on candidate, sensitive, or special-status species is low.

The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is 'Not A Part' of cell criteria under the MSHCP. It is not located within a Cell, Cell Group or Sub Unit of the Southwest Area Plan. Therefore, conservation has not been prescribed for this site. Additionally, the project site is not located within the Narrow Endemic Plant Species Survey Area (NEPSSA). Based on Figures 6-2 (Criteria Area Species Survey Area), 6-3, (Amphibian Species Survey Area) and 6-5 (Mammal Species Survey Area) of the MSHCP, the site is not located in an area where additional surveys are needed for certain species and/or in conjunction with MSHCP implementation in order to achieve coverage for these species.¹⁵

Although the site is located outside of the Burrowing Owl Survey Area (Figure 6-4) of the MSHCP, the boundary of this Survey Area is within 60 feet of the site.¹⁶ Accordingly, a focused Burrowing Owl Survey was performed to determine the presence of burrowing owl (*Athene cunicularia*) habitat on the project site based on the *County of Riverside Guidelines for Burrowing Owl Surveys* for the MSHCP Area (March 29, 2006) (see Appendix B). The methodology used to prepare the burrowing owl habitat assessment involved conducting a complete visual and walk-over field survey to determine if the site contained either suitable habitat or was occupied. The area surveyed did not include an off-site buffer because the developed nature of surrounding land uses rendered those uses with no potential to contain suitable habitat.

On-site vegetation is primarily non-native grassland dominated by mouse barley (*Hordeum murinum*) and redstem stork's bill (*Erodium cicutarium*). Wildlife species detected during the survey include Brewer's blackbird (*Euphagus cyanocephalus*), Eurasian collared dove (*Streptopelia decaocto*), European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), lesser goldfinch (*Carduelis psaltria*), mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), and Botta's pocket gopher (*Thomomys bottae*).

The project site is not occupied by the burrowing owl or any other candidate, sensitive, or special-status species and also does not provide suitable or required habitats for such species. No burrowing owls, or signs of burrowing owls or burrows, or similar features suitable for burrowing owl occupation were found to be present on site. Because of the absence of potential burrows, no additional survey visits are required. While it is possible that burrowing owls could eventually occupy the site, it is unlikely because the site is relatively small and isolated by development from suitable habitat areas.

Development of the project would not eliminate significant amounts of habitat for potentially occurring special-status plant or wildlife species, nor would it reduce population size of sensitive plant and/or wildlife species below self-sustaining levels on a local or regional basis. However, street trees on the

¹⁵ *Western Riverside County Multiple Species Habitat Conservation Plan*. Western Riverside County Regional Conservation Authority. Section 6.0 Implementation Structure. June 17, 2003.

¹⁶ *Ibid.*

INITIAL STUDY MENIFEE LIBRARY PROJECT

perimeter of the site could provide potential nesting sites for common native bird species protected under the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code (Sections 3503, 3503.5, and 3515); so construction activity could result in a significant impact to species protected by regulation, and **Mitigation Measure (MM) BIO-1** is required.

MM BIO-1 A qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to vegetation- or ground-disturbing activities if such activities are proposed during the nesting season (February 1 through August 31). The survey shall include 100 percent coverage of the project site. If no active avian nests are found during survey, no further work in this regard is required.

If an active avian nest is discovered during survey, vegetation- and/or ground-disturbing activities shall be redirected around the nest(s). As determined by Riverside County, the qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the vegetation- and/or ground-disturbing activity. If such activities are delayed or suspended for more than seven days after the survey, the site shall be resurveyed. Should eggs or fledglings be discovered in any native nest, these resources cannot be disturbed until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to Riverside County for review and approval prior to reinitiating vegetation- and/or ground-disturbing activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. This measure shall be implemented to the satisfaction of Riverside County.

Implementation of **MM BIO-1** will result in a **less than significant impact with mitigation incorporated** to migratory birds in accordance with the MBTA and the California Fish and Game Code (Sections 3503, 3503.5, and 3515). With implementation of **MM BIO-1**, the proposed project would have a **less than significant impact** on burrowing owls, nesting birds, and any other 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS).

- b. **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

No Impact

Discussion of Effects: Certain habitats/natural communities are considered to be of special concern based on, 1) federal, State, or local laws regulating their development; 2) limited distributions; and/or 3) whether they support the habitat requirements of special-status plants or animals. Per the MSHCP, no riparian habitat, sensitive natural communities, or wetland habitat are located on the site.¹⁷ Therefore,

¹⁷ *Ibid.*

INITIAL STUDY MENIFEE LIBRARY PROJECT



no impact would occur to any riparian habitat or other sensitive natural community. Mitigation is not required.

- c. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact

Discussion of Effects: The U.S. Army Corps of Engineers (USACE) regulates discharges of dredge or fill material into water of the U.S. including wetlands and non-wetland bodies of water that meet specific criteria. In order to be considered a jurisdictional wetland under Section 404 of the Federal Clean Water Act (CWA), an area must possess three wetland characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology.

Per the MSHCP, no drainages, vernal pools, or other riparian or wetland areas are located on site.¹⁸ Therefore, the project will not affect potentially jurisdictional waters. The project is not subject to the regulatory authority of the USACE under Section 404 of the CWA, the Regional Water Quality Control Board (RWQCB) under Section 401 of the CWA, or the CDFW under Sections 1600 et seq. of the California Fish and Game Code. Therefore, the proposed project will have no effects on State or federally protected wetlands. **No impact** would occur, and no mitigation is required.

- 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?**

Less than Significant with Mitigation Incorporated

Discussion of Effects: Habitat fragmentation occurs when a single, contiguous habitat area is divided into two or more areas, or where an action isolates two or more new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or to/from one habitat type to another. Habitat fragmentation may occur when a portion of one or more habitats is converted into another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning. Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Examples of migration corridors may include areas of unobstructed open space for deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The project site is surrounded in every direction with developed uses (see Figure 2) and has been regionally isolated through buildout of various planning areas of the Menifee Village Specific Plan,¹⁹ the Menifee East Specific Plan,²⁰ and general planned urbanization of the City and western Riverside County.²¹ MSHCP Proposed Core 2 and Proposed Constrained Linkage 17 traverse the southeastern

¹⁸ *Ibid.*

¹⁹ *Menifee Village Specific Plan (SP 158), Amendment No. 5.* County of Riverside. Figure 6 (Specific Land Use Plan). Adopted January 11, 2005.

²⁰ *Section 5.10 Land Use and Planning.* The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Exhibit LU-B1 (Specific Plan Land Uses). September 2013.

²¹ *Menifee Village Specific Plan (SP 158), Amendment No. 5.* County of Riverside. Figure 5 (Area Development Trends). Adopted January 11, 2005.

INITIAL STUDY MENIFEE LIBRARY PROJECT

portion of the City boundary, but neither wildlife corridor occurs within 2.4 miles of the project site.²² Accordingly, the project site does not function as a wildlife corridor and does not contain wildlife nursery sites, such as bat colony roosting sites or colonial bird nesting areas, due its highly disturbed state resulting from current on-site and adjacent land use practices. Wildlife movement would be limited to roads, sidewalks, easements, and landscaping between structures and along fence rows.

Although the project does have potential to affect migratory birds, implementation of **Mitigation Measure BIO-1** would protect migratory birds during the nesting bird season when unfledged offspring would not be able to safely flee the site during construction through the provision of appropriate buffers within which construction would not be allowed. Therefore, **Mitigation Measure BIO-1** would ensure development of the project site would not significantly affect wildlife movement opportunities, established native resident or migratory wildlife corridors, or native wildlife nursery sites. Impacts to wildlife corridors or linkages would be reduced to **less than significant with mitigation incorporated**.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact

Discussion of Effects: The project site is currently undeveloped and is vegetated primarily by non-native annual grasses. In accordance with the Menifee Village Specific Plan, the frontage of the project site along Menifee Road and La Piedra Road has been improved with ornamental Sycamore (*Platanus* sp.) street trees (Figures 2 and 3). Development would not involve the removal of any trees considered a Heritage Tree as defined in the City's Tree Preservation Ordinance (Section 9.86.110 of the Municipal Code). Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. **No impact** would occur and no mitigation is required.

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?

Less than Significant Impact

Discussion of Effects: As stated in response to Checklist Question 3.4a, the project site is located within the MSHCP. The project site is 'Not A Part' of cell criteria under the MSHCP. It is not located within a Cell, Cell Group or Sub Unit of the Southwest Area Plan. Therefore, conservation has not been prescribed for this site. Additionally, the project site is not located within the NEPSSA. Based on Figures 6-2 (Criteria Area Species Survey Area), 6-3, (Amphibian Species Survey Area) and 6-5 (Mammal Species Survey Area) of the MSHCP, the site is not located in an area where additional surveys are needed for certain species and/or in conjunction with MSHCP implementation in order to achieve coverage for these species.²³

Although the site is located outside of the Burrowing Owl Survey Area (Figure 6-4) of the MSHCP, the boundary of this Survey Area is within 60 feet of the site.²⁴ Accordingly, a focused Burrowing Owl Survey was performed to determine the presence of burrowing owl (*Athene cunicularia*) habitat on the project

²² Section 5.4 Biological Resources. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Figure 5.4-3 (Proposed MSHCP Cores and Linages). September 2013.

²³ Western Riverside County Multiple Species Habitat Conservation Plan. Western Riverside County Regional Conservation Authority. Section 6.0 Implementation Structure. June 17, 2003.

²⁴ *Ibid.*

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



site based on the *County of Riverside Guidelines for Burrowing Owl Surveys* for the MSHCP Area (March 29, 2006) (see Appendix B). The project site is not occupied by the burrowing owl or any other candidate, sensitive, or special-status species and also does not provide suitable or required habitats for such species. Because of the absence of potential burrows, no additional survey visits are required. Although it is possible that burrowing owl could eventually occupy the site, it is unlikely because the site is relatively small and isolated by development from suitable habitat areas.

The MSHCP includes a Local Development Mitigation Fee in accordance with Riverside County Ordinance No. 810.2 to assist in providing revenue to acquire and preserve vegetation communities and natural areas within Riverside County known to support populations of threatened, endangered, or key sensitive populations of plant and wildlife species. MSHCP payment will be submitted based upon a per-acre fee of development pursuant to County Ordinance No. 810. In addition to the MSHCP, the project site is within the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan fee boundary, but is not located within an SKR reserve, nor is the site located in an area requiring focused SKR surveys. However, because the project is a public facility administered by the County, the project is exempt from payment of SKR fees. Therefore, impacts related to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are **less than significant**. Mitigation is not required.

3.5 CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				

Less than Significant with Mitigation Incorporated

Discussion of Effects: Cultural resources are broadly defined as any physical manifestations of human activity that are least 50 years of age and may include archaeological resources as well as historic-era buildings and structures. Archaeological resources include both prehistoric remains and remains dating to the historical period. Prehistoric (or Native American) archaeological resources are physical manifestations of human activities that predate written records and may include village sites, temporary camps, lithic (stone tool) scatters, rock art, roasting pits/hearths, milling features, rock features, and

INITIAL STUDY MENIFEE LIBRARY PROJECT

burials. Historic archaeological resources can include refuse heaps, bottle dumps, ceramic scatters, privies, foundations, and burials and are generally associated in California with the Spanish Mission Period (1769 through 1833) through the mid-late 20th century (1970). Archaeological resources that are eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or a local register are considered *historical resources* pursuant to *CEQA Guidelines* §15064.5. *CEQA Guidelines* §15064.5 defines the term “historical resource” as:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
 - B. Is associated with the lives of persons important in our past.
 - C. 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.
 - D. Has yielded, or may be likely to yield, information important in prehistory or history.

A “substantial adverse change” to a historical resource, according to Public Resources Code (PRC) §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

The project site was subject to a Cultural Resources Assessment, which includes a record search of archaeological and historic-era resources (together which are defined as cultural resources), intensive pedestrian survey, and report (Appendix C). The records search of the project site included a one-mile radius search index and revealed five cultural resources, all of which date to the historic period, within one mile of the project site. No cultural resources have been previously recorded within the project site. The records search also identified 34 previous surveys and/or excavations within one mile of the project site. The site was previously surveyed for cultural resources in 1980 and again in 2015, and it was determined in 2015 that the entire site had been previously graded, and surficial sediments generally predate human occupation in western Riverside County. A subsequent intensive pedestrian survey was conducted on May 22, 2019, which did not result in the identification of any cultural resources on site.

INITIAL STUDY MENIFEE LIBRARY PROJECT



Based on the results of the Cultural Resources Assessment, the project site does not contain any "historical resources" as defined under *CEQA Guidelines* §15064.5 or any known archaeological resources. The number of previously-conducted studies on the project site and within one mile of the project site, as well as the results of those studies, indicate that the likelihood of encountering buried cultural resources during construction is very low. However, there is always a chance undocumented subsurface resources could be encountered during construction. Therefore, **MM TCR-3** is required to ensure impacts to any unanticipated cultural resources would be reduced to **less than significant levels with mitigation incorporated**.

- MM TCR-3** If, during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, 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 contractor, the archaeologist, the tribal representative(s) and County EDA 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 County EDA, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
 - iii. Grading of further ground disturbance 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 Tribal monitors if needed.
 - iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan 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.
 - v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archaeologist, in consultation with the Tribe, and shall be submitted to County EDA for their review and approval prior to implementation of the said plan.
 - vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the developer and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to County EDA for decision. County EDA shall make the determination based on the provisions of the California Environmental Quality Act with respect to

INITIAL STUDY MENIFEE LIBRARY PROJECT

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 County EDA shall be appealable to the County Board of Supervisors.

This measure shall be implemented to the satisfaction of the County.

With implementation of **MM TCR-3**, impacts to “historical resources” as defined under *CEQA Guidelines* §15064.5 or “archaeological resources” pursuant to *CEQA Guidelines* §15064.5 would be reduced to **less than significant levels with mitigation incorporated.**

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant with Mitigation Incorporated

Discussion of Effects: No known human remains are present on the project site, and there is no evidence that Native Americans are buried on the project site. In the unlikely event that human remains are encountered during project construction, the proper authorities (i.e., Riverside County Coroner) shall be notified, and standard procedures for the respectful handling of human remains during the earthmoving activities will be followed. Construction contractors are required to adhere to CCR Section 15064.5(e), PRC Section 5097, and Section 7050.5 of the State’s Health and Safety Code. In the event of an unanticipated discovery of a human burial, human bone or suspected human bone, or funerary objects associated with a human burial, the law requires all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find. The construction contractor, project proponent, and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State’s Health and Safety Code. Furthermore, both the Pechanga Band of Luiseño Indians (Pechanga) and the Soboba Band of Luiseño Indians (Soboba) requested site-specific mitigation to address potential unanticipated encounters with human remains in accordance with PRC 21080.3.2, and the following mitigation measures were identified:

MM TCR-1 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 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. This measure shall be implemented to the Satisfaction of the County.

MM TCR-2 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

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



specific exemption set forth in California Government Code 6254 (r). This measure shall be implemented to the Satisfaction of the County.

Compliance with CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State’s Health and Safety Code, and implementation of **MM TCR-1** and **MM TCR-2**, would ensure that any potential impacts to unknown buried human remains would be **less than significant with mitigation incorporated**.

3.6 ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<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"/>

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact

Discussion of Effects: The project’s consumption of energy during construction and operation is calculated via CalEEMod, as detailed in Appendix A.

Construction. The anticipated construction schedule assumes that the project would be built in approximately 12 months. Construction would require energy for the manufacture and transportation of building materials, preparation of the site for demolition and grading activities, utility installation, paving, and building construction and architectural coating. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. However, energy usage on the project site during construction would be temporary in nature.

The CalEEMod output for energy consumption incorporates project compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and CalRecycle/Green Building Program regulations, which include implementation of standard control measures for equipment emissions and materials recycling. Adherence to these regulations, including the implementation of Best Available Control Measures, is a standard requirement for any construction or ground disturbance activity occurring within the Basin.

Best Available Control Measures include, but are not limited to, requirements that the project proponent utilize only low-sulfur fuel having a sulfur content of 15 parts per million by weight or less; ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to five minutes or less; register and label vehicles in accordance with CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles

INITIAL STUDY MENEFEE LIBRARY PROJECT

into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material (including, but not limited to, proposed aggregate base, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) and use “Green Building Materials,” such as those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project, in accordance with CalRecycle regulations. Through compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and the CalRecycle Green Building Program as a matter of regulatory policy, construction of the project would demand only the energy required, and impacts from wasteful, inefficient, or unnecessary energy consumption would be **less than significant**. No mitigation is required for short-term construction impacts.

Operation. During project operation, electricity would be the main form of energy consumed on the site. Electricity would be used for building heating and cooling, lighting, and water heating. Table 3.6.A presents the energy use of the proposed project.

Table 3.6.A: Estimated Annual Energy Use of Proposed Project

Land Use	Electricity Use (kWh/year)	Natural Gas (Btu/year)	Patrons and Employees Vehicles Gasoline (gallons/year)
20,000 square-foot public library facility ¹	203,000	649,800	141,740
Parking lot	10,850	—	--
Total	213,850	649,800	141,740

Source: CalEEMod. Compiled by LSA. October 2019. (Appendix A).

¹ To consider a worst-case scenario, credit for the reduction of energy from proposed non-operation of the 10,200 square-foot facility (Sun City Library) to be replaced by the proposed 20,000-square foot Menefee Library is not considered in the energy calculations.

kWh = kilowatt hours

Btu = British thermal units

As identified in Table 3.6.A, demand from proposed uses on the site would generate a total 213,850 kilowatt hours (kWh) of electricity and 649,800 British thermal units (Btu) of natural gas on an annual basis. In addition, the project would result in energy usage associated with consumption of motor vehicle gasoline to fuel project-related trips. Based on the project Traffic Impact Analysis (Appendix H), the proposed public library facility would generate up to 1,441 daily trips. The proposed project’s 1,441 total daily trips is estimated to result in 3,118,275 annual vehicle miles traveled (VMT). Using the 2016 fuel economy estimate of 22 miles per gallon (mpg),²⁵ the proposed project would consume approximately 141,740 gallons of gasoline per year.²⁶

The State of California provides a minimum standard for building design and construction standards through Title 24 of the CCR, known as the California Building Code (CBC). The CBC is updated every three years, and the current 2016 CBC went into effect in January 2017. Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The California Building Standards Commission adopted Part 11 of the Title 24 Building Energy Efficiency Standards (also referred to as the California Green Building Standards Code, or CALGreen) in 2010 as part of the State’s efforts to reduce greenhouse gas (GHG) emissions and energy consumption from residential and nonresidential buildings.

²⁵ Table 4-23. *Average Fuel Efficiency of U.S. Light Duty Vehicles*. United States Department of Transportation, Bureau of Transportation Statistics. <https://www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles> (accessed November 1, 2019).

²⁶ 3,118,275 VMT per year/22 mpg = 141,740 gallons of gasoline per year.

INITIAL STUDY MENIFEE LIBRARY PROJECT



CALGreen code covers the following five categories: (1) planning and design, (2) energy efficiency, (3) water efficiency and conservation, (4) material conservation and resource efficiency, and (5) indoor environmental quality. The County has adopted both the CBC and CALGreen Code pertaining to energy conservation. The projected energy use of the project is representative of a worst-case scenario because the estimates do not account for energy efficiency measures that would be incorporated into the proposed project. In accordance with the United States Green Building Council LEED building certification program, the project would meet the requirements of the LEED Silver certification level, which exceeds Title 24 requirements of the CBC for energy conservation. LEED Silver certification would further improve energy efficiency during operation.

Electricity is provided in the State through a complex grid of power plants and transmission lines. In 2018, California's in-state electric generation totaled 194,842 gigawatt-hours (GWh); the State's total system electric generation, which includes imported electricity, totaled 285,488 GWh.²⁷ Population growth is the primary source of increased energy consumption in the State; due to population projections, annual electricity use is anticipated to increase by approximately 1 percent per year through 2027.²⁸ The project's net electricity usage would total less than 0.000109 percent²⁹ of electricity generated in the State in 2018, which would not represent a substantial demand on available electricity resources.

The average fuel economy for light-duty vehicles (autos, pickups, vans, and SUVs) in the United States has steadily increased from about 14.9 mpg in 1980 to 22.0 mpg in 2016.³⁰ The EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) amended the existing Corporate Average Fuel Economy (CAFE) standard. The new vehicle rules under the Safe Affordable Fuel-Efficient (SAFE) will hold the emissions standards at 2020 standards for both CAFE and SAFE until 2026. This new rules applies to the emissions of light duty cars and trucks from model years 2021 to 2026.³¹

As stated previously, implementation of the proposed project would increase the project-related annual gasoline demand by 141,740 gallons. Automobiles operated by patrons and employees, as well as transit buses driving to and from the project site, are subject to fuel economy and efficiency standards applied throughout the State. As such, the fuel efficiency of vehicles associated with the project site would increase throughout the life of the project as fuel efficiency of vehicles continues to improve in order to meet the State's 2050 GHG emission reduction goals. In addition, as the price and efficiency of electric passenger vehicles improve, more people will buy them, reducing the number and use of fossil fuel dependent vehicles on the road. The result is a decrease the gasoline fuel demand in the transportation sector, including transit buses and passenger vehicles.

²⁷ *Total System Electric Generation*. California Energy Commission. https://www.energy.ca.gov/almanac/electricity_data/total_system_power.html (accessed November 1, 2019).

²⁸ Table ES-1. *California Energy Demand 2018–2030 Revised Forecast*. California Energy Commission. https://www2.energy.ca.gov/2017_energy_policy/documents/ (Accessed November 1, 2019).

²⁹ $0.213 \text{ GWh (proposed project)} \div 194,842 \text{ GWh (generated in State in 2018)} = < 0.000109 \text{ percent}$.

³⁰ Table 4-23. *Average Fuel Efficiency of U.S. Light Duty Vehicles*. United States Department of Transportation, Bureau of Transportation Statistics. <https://www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles> (accessed November 1, 2019).

³¹ *The Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule for Model Years 2021–2026 Passenger Cars and Light Trucks*. August 24, 2018. United States Environmental Protection Agency and United States Department of Transportation. <https://www.govinfo.gov/content/pkg/FR-2018-08-24/pdf/2018-18418.pdf> (accessed January 15, 2020).

INITIAL STUDY MENIFEE LIBRARY PROJECT

Patrons who would utilize the proposed library facilities would benefit from improved transportation to the site, as the improvements to public transportation will result in an expanded network of municipal buses, bicycle infrastructure, and rideshare programs. Although the Traffic Impact Analysis (Appendix H) describes the project as generating 1,801 “new” daily vehicle trips to/from the project site, many of these trips are not necessarily new but more likely rerouted vehicle trips that are expected to be traveling to other land uses and already consuming gasoline. The long-term operation of the project will see a decrease in fuel consumption per mile due to continuous improvements to vehicles and transportation infrastructure, which would demand less energy consumption through the life of the project.

Increasingly stringent electricity, natural gas, and fuel efficiency standards combined with LEED Silver certification and improved alternative transportation infrastructure throughout the region would ensure operation of the project would demand only the energy required, and impacts from wasteful, inefficient, or unnecessary energy consumption would be **less than significant**.

Construction and operation of the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be **less than significant** and mitigation is not required.

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

No Impact

Discussion of Effects: The project would comply with the CBC and CalGreen Code pertaining to energy conservation standards in effect at the time of construction. In accordance with the United States Green Building Council LEED building certification program, the project would meet the requirements of the LEED Silver certification level, which exceeds Title 24 requirements of the CBC for energy conservation. Therefore, the proposed project would be consistent with applicable plans related to renewable energy and energy efficiency. **No impact** would occur, and no mitigation is required.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



3.7 GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 on-site or off-site 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 Uniform Building Code (1997), creating substantial 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 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY MENIFEE LIBRARY 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.
 - ii Strong seismic ground shaking?
 - iii Seismic-related ground failure, including liquefaction?
 - iv Landslides?

No Impact or Less than Significant Impact

The following discussion is based on the project-specific Geotechnical Evaluation Report prepared for the Menifee Public Library (Appendix D).

- i. Discussion of Effects: The Alquist-Priolo Earthquake Fault Zoning Act (Act) mitigates fault rupture hazards by prohibiting the development of structures for human occupancy across the trace of an active fault. The Act requires the State Geologist to delineate "Earthquake Fault Zones" along faults that are "sufficiently active" and "well defined." The boundary of an "Earthquake Fault Zone" is generally 500 feet from major active faults and between 200 and 300 feet from well-defined minor faults. Based on the information published by the Department of Conservation, State of California, the project site is not situated within an Alquist-Priolo Special Study Zone/Alquist-Priolo Earthquake Fault Zone. **No impact** related to fault rupture would result from the implementation of the project. No mitigation is required.

- ii. Like all of southern California, the project site has and will continue to be subject to ground shaking generated from activity on local and regional faults. Based on United States Seismic Design Maps, the proposed library facility may be subject to and must accommodate up to a maximum site horizontal acceleration of 0.67g with a 2 percent exceedance probability in 50 years. Accordingly, the project-specific Geotechnical Evaluation Report prescribes seismic design parameters pursuant to the latest edition of the CBC³² and American Society of Civil Engineers (ASCE) 7-10³³ standards.

Chapter 16 of the CBC addresses General Design Requirements, including regulations governing seismically resistant construction (Chapter 16, Division IV) and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 18 and Chapter 33 address site demolition, excavations, foundations, retaining walls, and grading, including requirements for seismically resistant design, foundation investigations, stable cut and fill slopes, and drainage and erosion control. The procedures and limitations for the design of structures are based on-site characteristics, occupancy type, configuration, structural system height, and seismic zoning. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration regulations (California Code of Regulations, Title 8).

State law requires the design and construction of new structures comply with current CBC requirements which address general geologic, seismic (including ground shaking), and soil

³² Pursuant to California Code of Regulations, Title 24, Part 2, the CBC establishes minimum standards for building design in the State, and it is consistent with or more stringent than Uniform Building Code requirements.

³³ *Minimum Design Loads for Buildings and Other Structures: ASCE Standard ASCE/SEI 7-10*. American Society of Civil Engineers. Page 608. 2010.

INITIAL STUDY MENIFEE LIBRARY PROJECT



constraints for new buildings. Accordingly, the Geotechnical Evaluation Report details proper engineering design and construction recommendations to be implemented through development of the proposed project as **Standard Condition of Approval GEO-1** in conformance with the current edition of the CBC and ASCE 7-10 standards. Implementation of **Standard Condition of Approval GEO-1** would ensure that impacts related to strong seismic ground shaking would be less than significant.

Standard Condition of Approval: Mitigation is not required; however, the following Standard Condition of Approval is a regulatory requirement that would be implemented to ensure impacts related to strong seismic ground shaking remain less than significant.

Standard Condition of Approval GEO-1: The Proponent shall provide evidence to the County of Riverside for review and approval that on-site structures, features, and facilities have been designed and will be constructed in conformance with applicable provisions of the California Building Code in effect at the time of construction and the recommendations cited in Section 6 of the project-specific Geotechnical Evaluation Report (Appendix D). Geotechnical recommendations include, but are not limited to, the following:

- Vegetation, utilities, asphalt, concrete, and other deleterious debris must be stripped from the areas to be graded and properly disposed of off-site.
- Remedial grading must extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of two feet.
- All foundations must bear on engineered fill or competent native soils.
- For each area to receive compacted fill, the removal of low density, compressible earth materials such as upper alluvial materials must continue until firm, competent alluvium is encountered.
- All fill soils must be free of organics, debris, rocks, or lumps over three inches in largest dimension, other deleterious material, and not more than 40 percent larger than $\frac{3}{4}$ inch.
- Any imported fill material must be inspected by a qualified geotechnical engineer and consist of granular soil having a "very low" expansion potential (i.e., expansion index of 20 or less) and low corrosion potential (chloride content less than 500 parts per million [ppm], soluble sulfate content of less than 0.1 percent, and pH of 5.5 or higher).
- A qualified geotechnical engineer must observe excavation so that any necessary modifications based on variations in the encountered soil conditions can be made. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified.
- Corrosion protection for metal in contact with site soils must be implemented. Corrosion protection may include the use of epoxy or asphalt coatings. A corrosion specialist must be consulted regarding appropriate protection for buried metals and suitable types of piping.

This condition shall be implemented to the satisfaction of the County of Riverside EDA Deputy Building Official or designee.

Proper engineering design and construction in conformance with CBC and ASCE 7-10 standards and project-specific geotechnical recommendations (**Standard Condition of Approval GEO-1**) would

INITIAL STUDY MENIFEE LIBRARY PROJECT

- ensure potential impacts from strong seismic ground shaking would be **less than significant**. Mitigation is not required.
- iii. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Coarse-grained on-site soils are dense to very dense, and fine-grained on-site soils are stiff to hard. Additionally, groundwater beneath the site is expected to occur at depths greater than 30 feet below the surface. Neither the County's nor the City's General Plan identifies the project site to be in an area considered susceptible to liquefaction. Proper engineering design and construction in conformance with CBC standards and project-specific geotechnical recommendations (**Standard Condition of Approval GEO-1**) would ensure potential for earthquake induced liquefaction and lateral spreading on-site would be very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the onsite earth materials. Potential impacts from seismic-related ground failure, including liquefaction would be **less than significant**, and mitigation is not required.
- iv. The project site is characterized by flat to gently sloping topography and is not within an area potentially subject to earthquake-induced landslides. Additionally, the project site is surrounded by fully improved, engineered, and developed uses. Therefore, the likelihood of a landslide on the project site is very low, and impacts associated with landslides are **less than significant**. No mitigation is required.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Discussion of Effects: The project site is currently undeveloped and comprises earthen surfaces with sparse vegetation. Surface soils are compacted and disturbed; the NRCS identifies the soil type as Yokohl loam, 2 to 8 percent slopes.³⁴ Construction activities, such as vegetation grubbing, grading, and other excavation, would disturb surface soils, rendering them susceptible to erosion from wind and water.

The City and County are co-permittees under the Santa Ana Regional Water Quality Control Board Order number R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033, as amended by Order No. R8-2013-0024, also known as the Municipal Separate Storm Sewer System (MS4) permit. In order to address the potential for erosion pursuant to the MS4 Permit, the project is required to implement Best Management Practices (BMPs) during the construction phase that would reduce erosion in accordance with NPDES regulations. These BMPs may include covering stockpiled soils and use of straw bales and silt fences to minimize off-site sedimentation, and would be selected as part of the Storm Water Pollution Prevention Plan (SWPPP) that is required to address erosion and discharge impacts associated with the proposed on-site ground-disturbing activities. Wind erosion would be minimized through soil stabilization measures required by the SCAQMD Rule 403 (Fugitive Dust). In addition, the site would be covered with asphalt, concrete, and landscaping materials during operations. Therefore, when compared to the existing undeveloped condition, soil erosion would be minimal. Compliance with State and federal requirements, as well as with County grading permit requirements, would ensure that the proposed project would have a **less than significant** impact related to soil erosion or loss of topsoil. Mitigation is not required.

³⁴ *Web Soil Survey*. Natural Resources Conservation Service. United States Department of Agriculture. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> (accessed October 4, 2019).

INITIAL STUDY MENIFEE LIBRARY PROJECT



- c. **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

Less than Significant Impact

Discussion of Effects: Liquefaction occurs primarily in saturated, loose, fine-to-medium-grained alluvial soils in areas where the groundwater table is within 50 feet of the surface. Shaking suddenly causes soils to lose strength and behave as a liquid. Liquefaction-related effects include loss of bearing strength, lateral spreading, and flow failures or slumping.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the seismic inertial forces may cause the mass to move downslope toward a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures.

Factors that contribute to slope failure and landslides include slope height and steepness, shear strength and orientation of weak layers in the underlying geologic units, and pore water pressures.

Ground subsidence is typically a gradual settling or sinking of the ground surface with little or no horizontal movement, although fissures (cracks and separations) can result from lowering of the ground surface. Most of the damage caused by subsidence is the result of oil, gas, or groundwater extraction from below the ground surface. Ground subsidence may occur as a response to natural forces such as earthquake movements, which can cause abrupt elevation changes of several feet or densification of low density granular soils during an earthquake event that may cause several inches of settlement.

Hydrocompaction, or soil collapse, typically occurs in recently deposited Holocene (less than 11,000 years before present time) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. Sudden substantial settlement may occur when saturated, collapsible soils lose their cohesion. An increase in surface water infiltration (such as from irrigation) or a rise in the groundwater table, combined with the weight of a building or structure, may initiate settlement, causing foundations and walls to crack.

As stated in response to Checklist Question 3.7a(iii), neither the County's nor the City's General Plan identifies the project site to be in an area considered susceptible to liquefaction, and the potential for seismic-induced liquefaction and lateral spreading at the project site is low. Additionally, the project site and vicinity are relatively flat areas with less than two percent slope. There are no known landslides at the site, nor is the site in the path of any known or potential landslides. Proposed project operations do not include oil, gas, or groundwater extraction, which could result in ground subsidence. On-site soils (i.e., Yokohl loam) are well drained, and geotechnical field exploration and laboratory tests indicate the potential for hydrocompaction, or soil collapse, is low.

Since the effective shrinkage of on-site soils will depend primarily on the type of compaction equipment and method of compaction used on-site by the contractor and accuracy of the topographic survey, the project is required to implement **Standard Condition of Approval GEO-1** pursuant to the CBC to ensure remedial earthwork and/or ground improvement will provide a sufficient layer of engineered fill or

INITIAL STUDY MENIFEE LIBRARY PROJECT

densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Pursuant to **Standard Condition of Approval GEO-1**, verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified, which would ensure impacts from unstable geologic units or soils would be **less than significant**. No mitigation is required.

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?**

Less than Significant Impact

Discussion of Effects: Expansive soils generally have a substantial amount of clay particles that can give up water (shrink) or absorb water (swell). The change in the volume exerts stress on structures and other loads placed on these soils. The extent or range of the shrink/swell is influenced by the amount and kind of clay present in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins.

Preliminary laboratory test results indicate on-site earth materials exhibit a *low* expansion potential, as classified in accordance with 2016 CBC Section 1803.5.3 and American Society for Testing and Materials (ASTM) D4829. Pursuant to **Standard Condition of Approval GEO-1**, removal of low density, compressible earth materials such as upper alluvial materials must occur until firm, competent alluvium is encountered. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified, which would ensure impacts from expansive soils would be **less than significant**. Mitigation is not required.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No Impact

Discussion of Effects: The project would not require the construction or expansion of septic tanks or alternative wastewater disposal systems. The proposed library facility will be connected to the municipal wastewater system, and septic tanks and/or alternative wastewater disposal systems would not be utilized. **No impact** would occur, and no mitigation is required.

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

Less than Significant with Mitigation Incorporated

Discussion of Effects: As detailed in the *Geologic Map of the Romoland 7.5' Quadrangle, Riverside County, California*, the project site is underlain by Old Alluvial Fan Deposits (Late to Middle Pleistocene).³⁵ Pleistocene sediments in Menifee are highly sensitive for finding significant nonrenewable paleontological resources, which may include mammoths, mastodons, ground sloths, dire wolves, short-faced bears, saber-toothed cats, large and small horses, large and small camels, and bison at depths of 10 feet or more below ground surface.³⁶ Based on the finding that the project site has a

³⁵ *Geologic Map of the Romoland 7.5' Quadrangle, Riverside County, California*. United States Geological Survey Department of Earth Sciences, University of California, Riverside. Morton, Douglas M. 1991, 1995, and 1996.

³⁶ *Section 5.5 Cultural Resources*. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Page 5.5-16 and Figure 5.5-1: Paleontological Sensitivity Map. September 2013.

INITIAL STUDY MENIFEE LIBRARY PROJECT



“high sensitivity” for paleontological resources, MM GEO-1 shall be implemented during ground disturbing activities to ensure impacts are reduced to a **less than significant** level:

MM GEO-1 Prior to the issuance of grading permits, the project proponent shall retain a paleontologist listed on the County of Riverside Paleontology Consultant List (qualified paleontologist) to develop and implement a Paleontological Resource Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site.

Paleontological resources monitoring shall be required for all ground-disturbing activities in native soils at depths 5 feet and below surface grade. The PRIMP shall include procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report of findings at the conclusion of active ground disturbance. Monitoring may be scaled back or suspended, at the discretion of the paleontological monitor and approval of the County of Riverside, if it is determined that the paleontological sensitivity of the project site no longer warrants monitoring.

If paleontological resources are encountered during the course of ground disturbance, the monitor shall have the authority to temporarily redirect construction up to 50 feet away from the area of the find in order to assess its significance pursuant to the California Environmental Quality Act. Collected resources shall be prepared to the point of curation, identified to the lowest taxonomic level possible, catalogued, and curated into the permanent collections of an accredited scientific institution. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.

In the event that paleontological resources are encountered when a paleontological monitor is not on site, work in the immediate area of the find shall be redirected, and the qualified paleontologist shall be contacted to assess the find for significance. If the find is determined to be significant, it shall be collected from the field, and the paleontologist shall make recommendations for monitoring, curation, and reporting. This measure shall be implemented to the satisfaction of the County of Riverside Community Development Department.

Implementation of MM GEO-1 would reduce impacts on paleontological resources to **less than significant levels with mitigation incorporated** by ensuring paleontological resources would be subject to scientific recovery, evaluation, and curation.

3.8 GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

INITIAL STUDY MENIFEE LIBRARY PROJECT

- b. Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

Discussion of Effects: State CEQA Guidelines Section 15064(b) provides that the “determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data.” Climate change is a global issue and is described in the context of the cumulative environment.

The County of Riverside adopted a Climate Action Plan (CAP) on December 8, 2015, and a CAP Update on December 17, 2019, to integrate its past and current efforts with future efforts to reduce GHG emissions and promote sustainability in its operations and growth. The 2019 CAP Update includes an update to the County’s GHG inventory for the year 2017 and sets a target to reduce communitywide GHG emissions by 15 percent from 2008 baseline levels by 2020, 49 percent by 2030, and 83 percent by 2050.³⁷ GHG reduction measures prescribed in the 2019 CAP Update build upon those adopted under the County’s 2015 CAP to ensure that the County meets the reduction targets established pursuant to SB 32. The CAP Update also takes into consideration a Partial Settlement Agreement between Petitioners the Sierra Club, Center for Biological Diversity, and San Bernardino Audubon Society, and the County of Riverside.³⁸ The Partial Settlement Agreement includes specific considerations for EV charging stations, on-site renewable energy generation, and high efficiency traffic signal lights, as well as a requirement for the County to update the GHG inventory every four years, review the effectiveness of specific measures in the CAP, and revise associated point values in the screening tables according to available evidence.

In the County’s guidance document titled “Greenhouse Gas Emissions, Screening Tables, County of Riverside, California,”³⁹ the County determined the size of development that is too small to be able to provide the level of GHG emission reductions expected from the Screening Tables or alternate emissions analysis method. The County’s analysis determined that the 3,000 metric tons of carbon dioxide equivalent (MT CO₂e) per year value be used in defining small projects that, when combined with modest energy efficiency measures shown in the bullet points below are considered less than significant and do not need to use the Screening Tables or alternative calculations. The efficiency measures required of small projects are:⁴⁰

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that match the California Green Building Standards Code in effect as of January 2017.

³⁷ State goals pursuant to Senate Bill 32 are to achieve 1990 levels of emissions by 2020 (15 percent below 2008 baseline levels), 40 percent below 1990 levels of emissions by 2030 (49 percent below 2008 baseline levels) and 80 percent below 1990 levels of emissions by 2050 (83 percent below 2008 baseline levels).

³⁸ Partial Settlement Agreement, 2017. Petitioners: Sierra Club, Center for Biological Diversity, San Bernardino Audubon Society and Respondents: County of Riverside and Riverside County Board of Supervisors.

³⁹ *Climate Action plan Update*. County of Riverside. November 2019. Appendix D.

⁴⁰ *Ibid.* Appendix D, Page 6.

INITIAL STUDY MENIFEE LIBRARY PROJECT



If the project exceeds the 3,000 MT CO₂e per year threshold, then project emissions need to be reduced by 25 percent from year 2017 emissions levels or alternatively the Project would need to achieve a minimum of 100 points pursuant to the CAP Screening Tables. The screening tables also allow developers to tailor their mitigation measures to the project's needs, rather than have them be subject to one-size fits all mitigation measures that may be too stringent for them.

This section evaluates potential significant impacts to GHG that could result from implementation of the proposed project. Construction and operation of project development would generate GHG emissions. Overall, the following activities associated with the proposed project could contribute directly or indirectly to the generation of GHG emissions:

- **Construction Activities:** During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., [CO₂], methane [CH₄], and nitrous oxide [N₂O]). Furthermore, CH₄ is emitted during the fueling of heavy equipment. The project will satisfy green building measure by installing daylighting rooms such that all of the conditioned space will have daylight using windows, solar tubes, skylights or equivalents.
- **Motor Vehicle Use:** Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.
- **Gas, Electricity, and Water Use:** Natural gas use results in the emission of two GHGs: CH₄ (the major component of natural gas) and CO₂ (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California's water conveyance system is energy-intensive. CalEEMod defaults were used to estimate these emissions from the project. The project's anticipated electricity consumption assumes LEED Silver compliance and other energy efficient features such as the installations of the electric vehicle charging stations and solar photovoltaic panels. The proposed project would also install low-flow water fixtures consistent with 2019 CALGreen standards and efficient irrigation systems in compliance with the Modern Water Efficient Landscape Ordinance (as required by the Riverside County Ordinance 859.2).
- **Solid Waste Disposal:** Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH₄ from the anaerobic decomposition of organic materials. CH₄ is 25 times more potent a GHG than CO₂. However, landfill CH₄ can also be a source of energy. In addition, many materials in landfills do not decompose fully and the carbon that remains is sequestered in the landfill and not released into the atmosphere. The proposed project would implement the statewide goal of meeting the 75 percent recycling program on-site.

GHG emissions associated with project construction would occur over the short term from construction activities and would consist primarily of emissions from equipment exhaust. Long-term regional emissions would also be associated with project-related new vehicular trips and stationary-source emissions (e.g., natural gas used for heating and electricity usage for lighting). The calculations presented below includes construction emissions in terms of CO₂ and annual CO₂e GHG emissions from increased energy consumption, water usage, solid waste disposal, and estimated GHG emissions from vehicular traffic that would result from implementation of the proposed project. The following project activities were analyzed for their contribution to global CO₂e emissions.

INITIAL STUDY MENIFEE LIBRARY PROJECT

Construction Emissions. Construction activities produce combustion emissions from various sources, such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The construction GHG emission estimates were calculated using CalEEMod Version 2016.3.2, which indicates the project's GHG emissions during the construction period (early 2020 through late 2021) would equal 234 MT CO₂e. Table 3.8.A details the emissions estimates for the construction of the project and shows project construction would result in total emissions of 233.65 MT of CO₂e, which would be amortized to 7.79 MT of CO₂e over 30 years.

Table 3.8.A: Construction Greenhouse Gas Emissions

Construction Phase	Greenhouse Gas Emissions, CO ₂ e (Metric Tons per Year)
Site Preparation	1.60
Grading	2.65
Building Construction	221.42
Paving	6.53
Architectural Coating	1.46
Total Project Emissions	233.65
Total Construction Emissions Amortized over 30 years	7.79

Source: Compiled by LSA (Appendix A).

Note: Numbers may appear to not sum correctly due to rounding.

CO₂e = carbon dioxide equivalent

Operational Emissions. The operational GHG emissions estimates were also calculated using CalEEMod. Activities such as natural gas, electricity, water use, solid waste disposal, and motor vehicle use are expected to contribute directly and/or indirectly to the generation of GHG emissions from operation of the proposed project. Table 3.8.B details the emissions estimates for the operation of the project.

Table 3.8.B: Operational Greenhouse Gas Emissions

Source	Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction Emissions Amortized over 30 Years	0	7.75	7.75	<0.01	0	7.79
Operational Emissions						
Area	0	<0.01	<0.01	<0.01	0	<0.01
Energy	0	85.96	85.96	<0.01	<0.01	86.41
Mobile	0	1,516.74	1,516.74	0.09	0	1,518.93
Waste	0.93	0	0.93	0.06	0	2.32
Water	0.17	4.10	4.27	0.02	<0.01	4.84
Total Project Emissions	1.10	1,614.56	1,615.66	0.16	0	1,620.29

Source: Compiled by LSA (Appendix A).

Note: Numbers may appear to not sum correctly due to rounding.

Bio-CO₂ = biologically generated CO₂

CO₂ = carbon dioxide

GHG = greenhouse gas

N₂O = nitrous oxide

CH₄ = methane

CO₂e = carbon dioxide equivalent

MT/yr = metric tons per year

NBio-CO₂ = non-biologically generated CO₂

As indicated in Table 3.8.B, project operations would result average annual emissions of 1,620 MT of CO₂e per year. In accordance with the County's adopted CAP, the GHG threshold of 3,000 MT of CO₂e

INITIAL STUDY MENEFEE LIBRARY PROJECT



per year is used for the proposed project. The CO₂e emissions from construction and operation of the project would not exceed this threshold. Therefore, impacts related to the generation of GHG emissions, either directly, indirectly or cumulatively, that may have a significant impact on the environment would be **less than significant**. No mitigation is required.

b. Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact

Discussion of Effects: The CARB, a part of the California Environmental Protection Agency (CalEPA) is responsible for the coordination and administration of both federal and State air pollution control and climate change programs within California. In this capacity, the CARB conducts research, sets California Ambient Air Quality Standards, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. The CARB establishes emissions standards for motor vehicles sold in California, consumer products, and various types of commercial equipment. While the County adopted Climate Action Plan includes the GHG reduction plan.

The proposed project is required to comply with Title 13-Section 2449 of the CCR and the CalRecycle Sustainable (Green) Building Program regulations, which include implementation of standard control measures for equipment emissions. Adherence to these regulations, including the implementation of Best Available Control Measures (BACMs) is a standard requirement for any construction or ground disturbance activity occurring within the South Coast Air Basin.

BACMs include, but are not limited to, requirements that the project proponent utilize only low-sulfur fuel (i.e., having a sulfur content of 15 parts per million by weight or less); ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to five minutes or less; register and label vehicles in accordance with the CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor will recycle/reuse at least 50 percent of the construction material (including, but not limited to, proposed aggregate base, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) and use "Green Building Materials," such as those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project, in accordance with CalRecycle regulations.

Long-term (operational) project emissions typically include emissions from use of consumer products, energy and water usage, and emissions from vehicle use and the generation/disposal of solid waste. As stated previously, the proposed project is required to comply with SCAQMD Rule 431.2; Title 13-Section 2449 of the CCR; and CalRecycle/Green Building Program regulations. Through compliance with BACMs as part of applicable regulatory policies designed to reduce emissions, the proposed project's estimated GHG emissions (1,620 MT of CO₂e/year would be less than the SCAQMD Tier 3 and Riverside County CAP threshold of 3,000 MT CO₂e/year, as detailed in Table 3.8.B) would support a more sustainable community in accordance with the Global Warming Solutions Act of 2006. Therefore, the proposed project will not generate GHG emissions that will have a significant impact on the environment, nor will the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. Associated impacts will be **less than significant** and no mitigation is required.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 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, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				

Less than Significant Impact

Discussion of Effects: The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or that produce

INITIAL STUDY MENIFEE LIBRARY PROJECT



hazardous wastes as by-products of production applications. Relatively small amounts of potential hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on site during site preparation and construction. However, due to the limited quantities of these materials to be used, they are not considered hazardous to the public at large.

Widely used hazardous materials common at library/academic and office uses include cleaners, pesticides, and gasoline (for landscaping). The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills.

The transport, use, and storage of hazardous materials during the construction and operation of the site will be conducted pursuant to all applicable local, State and federal laws, and in cooperation with the Riverside County Fire Department Office of Emergency Services (OES), Riverside County Department of Environmental Health Hazardous Materials Division (DEH) Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration. Additionally, the United States Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines, as described in Title 49 of the *Code of Federal Regulations*, and implemented by Title 13 of the California Code of Regulations.

These regulations inherently safeguard life and property from the hazards of fire/explosion arising from the storage, handling, and use of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. Through compliance with all applicable federal, State, and local laws, impacts to the public or environment from the routine transportation, use and disposal of hazardous materials would be **less than significant**. Mitigation is not required.

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?

Less than Significant Impact

Discussion of Effects: A project-specific Phase I Environmental Site Assessment (ESA) was prepared for the project for the purposes of identifying recognized environmental conditions or historical recognized environmental conditions within one-half-mile of the project site (Appendix E). The Phase I ESA included a database search, on-site reconnaissance survey, and report in accordance with ASTM E1527-13 guidance. The project site and a one-half-mile radius encompassing the project site were also evaluated via the SWRCB GeoTracker database,⁴¹ the Department of Toxic Substances Control's (DTSC) EnviroStor database,⁴² and the Hazardous Waste and Substances Sites (Cortese) List⁴³.

⁴¹ *GeoTracker Database*. State Water Resources Control Board. <https://geotracker.waterboards.ca.gov/map/> (accessed October 4, 2019).

⁴² *EnviroStor Database*. California Department of Toxic Substances Control. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=30620+Bayport+Lane%2C+Menifee%2C+CA%2C+USA> (accessed October 4, 2019).

⁴³ *Hazardous Waste and Substances Site List (Cortese)*. California Department of Toxic Substances Control. https://www.envirostor.dtsc.ca.gov/public/search.asp?page=6&cmd=search&businessname=&mainstreetname=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM%2CCOLUR&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&nl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal%20superfund=&state%20response=&voluntary%20cleanup=&school%20cleanup=&operating=&post%20closure=&non%20operating=&corrective%20action=&tiered%20permit=&evaluation=&spec%20prog=&national%20priority%20list=&senate=&congress=&assembly=&critical%20pol=&business%20type=&case%20type=&searchtype=&hwmp%20site%20type=&cleanup%20type=&ocierp=&hwmp%20false=&permitted=&pc%20permitted=&inspections=&complaints=&censustract=&cesdecile=&school%20district=&orderby=county (accessed October 4, 2019).

INITIAL STUDY MENIFEE LIBRARY PROJECT

“Recognized environmental condition” means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions. “Historical Recognized environmental condition” means an environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the *property*, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a case closed letter or equivalent), this condition shall be considered a *historical recognized environmental condition*.

No *recognized environmental conditions* or *historical recognized environmental conditions* were identified in the Phase I ESA or in the GeoTracker, EnviroStor, or Cortese List databases within one-half-mile of the project site. The project site is vacant and generally undeveloped, and it is surrounded by residential and recreational park uses (see Figure 2). Multiple electrical boxes (possibly transformers), utility junction boxes, and utility vent pillars/monuments were observed on the south and east limits of the site next to the sidewalks of La Piedra Road and Meniffee Road. Although transformers are known to historically contain polychlorinated biphenyls (PCBs), no leaks originating from the structures were observed, and no signs of soil staining were observed anywhere on-site. Additionally, no visible signs of hazardous waste generation, storage, dumping, or leaking were noted during the site reconnaissance survey.

Therefore, there are no indications of activities or materials that would represent a significant risk to public health or safety (e.g., hazardous materials storage or leaking tanks) on the project site or vicinity. Compliance with local, State, and federal laws and cooperation with the Riverside County Fire Department OES, Riverside County DEH Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration would ensure impacts from reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment remain **less than significant**. No mitigation is required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact

Discussion of Effects: The nearest existing school to the project site is Bell Mountain Middle School, located at 28525 La Piedra Road, approximately 0.2 mile west of the project site. The next nearest school is the Callie Kirkpatrick Elementary School located at 28880 Reviere Drive, approximately 0.35 mile north of the project site.

As detailed in response to Checklist Question 3.9a, the Riverside County Fire Department OES, Riverside County DEH Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration will regulate the transport, use, and storage of hazardous materials during construction, operation, and occupation of the proposed library facility. The United States Department

INITIAL STUDY MENIFEE LIBRARY PROJECT



of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines.

These regulations inherently safeguard life and property from the hazards of fire/explosion arising from the storage, handling, and use of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. Furthermore, no *recognized environmental conditions* or *historical recognized environmental conditions* were identified as part of the Phase I ESA or in the GeoTracker, EnviroStor, or Cortese List databases within one-half mile of the project site (refer to response to Checklist Question 3.9b).

Compliance with all applicable federal, State, and local laws for construction, operation, and occupancy of the proposed project would ensure impacts from the emission or handling of hazardous materials within one-quarter mile of an existing or proposed school would be **less than significant**. Mitigation is not required.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact

Discussion of Effects: Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by the CalEPA Hazardous Materials Data Management Program. The DTSC compiles information from subsets of the following databases to make up the Cortese List:

1. The DTSC list of contaminated or potentially contaminated hazardous waste sites listed in the California Sites database, formerly known as ASPIS, is included;
2. The California State Water Resources Control Board listing of leaking underground storage tanks is included; and
3. The California Integrated Waste Management Board list of sanitary landfills that have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

A review of the Hazardous Waste and Substances Sites (Cortese) List revealed no properties listed in Menifee.⁴⁴ Therefore, **no impact** related to the Cortese List or other governmental databases compiled pursuant to Government Code Section 65962.5 would occur, and no mitigation is required.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Less than Significant Impact

Discussion of Effects: The project site is located within Compatibility Zone E (Other Airport Environs) of the *March Air Reserve Base Inland Port Airport Land Use Compatibility Plan* (ALUCP).⁴⁵ The ALUCP is developed to promote compatible land uses adjacent to military airfields. As indicated in Table 3.9-A,

⁴⁴ *Ibid.*

⁴⁵ *March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan*. Map MA-1 (Compatibility Map). Riverside County Airport Land Use Commission. November 13, 2014.

INITIAL STUDY MENIFEE LIBRARY PROJECT

the proposed project is a compatible land use in proximity to the March Air Reserve Base. Additionally, The March Joint Powers Authority⁴⁶ identifies the project site to be outside the Federal Aviation Administration (FAA) Part 77 Notification Area. Therefore, impacts from safety hazards to people residing or working in the project area from a project within an airport land use plan would be the **less than significant**. No mitigation is required.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

Discussion of Effects: Construction activities that could temporarily restrict vehicular traffic would incorporate appropriate measures to facilitate the passage of persons and vehicles through/around any temporary road closures in accordance with the California Fire Code as adopted by the Meniffee Municipal Code. During construction, standard traffic control devices such as warning signs, warning lights, and flaggers will be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles as necessary for the purposes of coordinating efforts during local, State, and/or federal emergency events, including response to hazardous materials incidents. Implementation of these traffic control measures will include guidance and navigational tools throughout the project area in order to maintain traffic flow and safety during construction.

The project is proposed with a two-lane access driveway off of La Piedra Road that would provide entry and exit points for emergency access. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards to ensure proper roadway turning radii, fire lane widths, etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Therefore, impacts would be **less than significant** and mitigation is not required.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

Discussion of Effects: The project site is not located within or adjacent to a Very High, High, or Moderate Fire Hazard Severity Zone, as designated by the California Department of Forestry and Fire Protection (CAL FIRE).^{47,48} Design and construction of the project in accordance with the CBC and California Fire Code, which include design features such as ignition-resistant materials and incorporation of fire sprinklers, would minimize risk of exposure of persons or property to wildland fires. Impacts would remain **less than significant** and mitigation is not required.

⁴⁶ *Ibid.* Map MA-1 (Compatibility Map), Map MA-2 (Airspace Protection Surfaces), and Exhibit MA-5 (Compatibility Factors Map).

⁴⁷ *Fire Hazard Severity Zones in State Responsibility Area, Western Riverside County.* California Department of Forestry and Fire Protection. Adopted November 7, 2007.

⁴⁸ *Very High Fire Hazard Severity Zones in Local Responsibility Area (LRA), Meniffee.* California Department of Forestry and Fire Protection. December 21, 2009.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



3.10 HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management in 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 the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on or off site?	<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 off site?	<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 storm water 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. Result in flood hazard, tsunami, or seiche zones, or risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>



INITIAL STUDY MENIFEE LIBRARY PROJECT

- a. **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

Less than Significant Impact

Discussion of Effects:

Construction: The County and City are co-permittees under the Santa Ana Regional Water Quality Control Board Order number R8-2010-0033, NPDES Permit No. CAS618033, as amended by Order No. R8-2013-0024, also known as the MS4 permit. Projects resulting in the disturbance of 1.0 acre or more require compliance with the NPDES permit. Coverage under an NPDES permit includes the submittal of a NOI application to the RWQCB, the receipt of a Waste Discharge Identification Number from RWQCB, and preparation of a SWPPP. The purpose of a SWPPP is to identify and implement BMPs to reduce construction-related impacts from erosion and sedimentation as a result of ground and vegetation disturbance, as well as impacts to surface water from contaminated storm water discharges.

BMPs may include the use of gravel bags, silt fences, check dams, hydroseed, and soil binders. The construction contractor would be required to operate and maintain these controls throughout the duration of on-site activities. In addition, the construction contractor would be required to maintain an inspection log and have the log on site to be reviewed by the County and representatives of the SWRCB.

An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). The permittee may choose which technologies to use to achieve that level. Some permits, however, do contain certain generic BMPs. Table 3.10.A lists BMPs for runoff control, sediment control, erosion control, and housekeeping that may be used during the construction of the proposed project.

Table 3.10.A: General Best Management Practices

Runoff Control	Sediment Control	Erosion Control	Good Housekeeping
<ul style="list-style-type: none"> • Minimize clearing • Preserve natural vegetation • Stabilize drainage ways 	<ul style="list-style-type: none"> • Install perimeter controls • Install sediment trapping devices • Inlet protection 	<ul style="list-style-type: none"> • Stabilize exposed soils • Protect steep slopes • Complete construction in phases 	<ul style="list-style-type: none"> • Create waste collection area • Put lids on containers • Clean up spills immediately

Source: *National Menu of Stormwater Best Management Practices*. United States Environmental Protection Agency. <https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater#constr> (accessed October 7, 2019). More detailed Best Management Practices are available at this web site.

Operations: Under existing conditions, the project site is 100 percent pervious, and storm water drains generally in a northerly direction toward the Menifee Lakes, which are artificial waterbodies located approximately 850 feet down gradient from the site and are separated from the site by several tracts of residential development that have incorporated storm drain improvements to convey water downstream to Salt Creek via Menifee Lakes. Although the project site is approximately 4.73 acres, the area of development is anticipated to be approximately 2.1 acres, of which approximately 1.47 acres will be converted to impervious surfaces. However, the site would maintain the existing drainage pattern to the north by directing flows through the parking lot into a bioretention basin designed to capture storm water runoff before discharging to existing drainage facilities adjacent to the north of the project site.

INITIAL STUDY MENIFEE LIBRARY PROJECT



Runoff from the project site drains into Menifee Lakes, which discharge into Salt Creek, then flow to Canyon Lake before discharging into Reach 1 of the San Jacinto River. To address potential water contaminants, the proposed project is required to comply with applicable federal, State, and local water quality regulations. All priority development projects (which would include the proposed project) in the County are required to prepare a Water Quality Management Plan (WQMP) to reduce water pollution impacts from construction and operation of the developments. According to the project-specific WQMP, the EPA-approved 303(d) listed impairments for the project's receiving waters (Salt Creek, Canyon Lake, and Reach 1 of the San Jacinto River) include pathogens (bacterial indicators) and nutrients (Appendix F). These are the project's priority pollutants of concern.

The proposed project would include three Drainage Management Areas (DMA A, DMA B, and DMA C) to manage storm water runoff and direct it into the proposed bioretention basin.⁴⁹ DMA A would manage runoff from 71,686 square feet of the project site, including the proposed building rooftop, parking lot, and sidewalks, and direct flows to the on-site bioretention basin in the northern portion of the site prior to discharge into the City's municipal storm drain system and Menifee Lakes. DMA B would manage runoff from 648 square feet of the project site that includes a portion of the driveway and sidewalk and direct flows into the existing storm drain system in La Piedra Street. DMA C would manage runoff from 16,155 square feet of the project site that includes mostly landscaping and a small portion of sidewalk along the eastern edge of the site and direct flows into the existing storm drain system in Menifee Road. Although runoff within DMA A would be directed into the proposed bioretention facility, runoff from DMAs B and C would flow into permeable landscaped areas and the City's municipal storm drain system and are therefore considered self-treating.

According to the project-specific WQMP (Appendix F), the proposed bioretention basin must be sized with a Design Capture Volume (DCV) at least 3,118 cubic feet of runoff in order to adequately manage the 71,686-square foot DMA A in accordance with the NPDES MS4 Permit.⁵⁰ In order to treat identified pollutants of concern⁵¹ and ensure the project will not result in a downstream hydrologic condition of concern, the proposed bioretention basin will be designed and constructed to capture approximately 3,150 cubic feet of runoff with a high pollutant removal efficacy rating.⁵² With adequate design capture volume and high pollutant removal efficacy, the bioretention basin BMP will treat "first-flush" runoff⁵³ from the project site and ensure post-development storm water runoff volume or time of concentration would not exceed pre-development conditions by more than ten percent of the 2-year peak flow pursuant to the NPDES MS4 Permit.

Proper engineering design and construction in conformance with the requirements of the City, the intent of the NPDES Permit for Riverside County and the incorporated cities of Riverside County within the Santa Ana Region (MS4 permit), and project-specific recommendations outlined in a SWPPP and

⁴⁹ *Preliminary Hydrology Study for Menifee Library*. Armstrong & Brooks Consulting Engineers. Page 6. October 7, 2019.

⁵⁰ Pursuant to the Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033, as amended by Order No. R8-2013-0024, also known as the Municipal Separate Storm Sewer System (MS4) permit, the hydrologic performance standard for the proposed bioretention basin is a flow duration curve of the post-development DMA not to exceed that of the pre-development, naturally occurring, DMA by more than ten percent of the 2-year peak flow.

⁵¹ The project-specific priority pollutants of concern are Bacterial Indicators and Nutrients pursuant to Section 3.3(d) of the Clean Water Act and the United States Environmental Protection Agency. Refer to Appendix F for additional information.

⁵² High is equal to or greater than 80 percent removal efficiency.

⁵³ "First-flush" runoff is the initial surface runoff of stormwater along impervious surfaces, such as parking lots, and is typically more concentrated with pollutants compared to the remainder of a storm event.

INITIAL STUDY MENIFEE LIBRARY PROJECT

WQMP would ensure impacts related to water quality standards or waste discharge requirements remain **less than significant**.

Standard Conditions of Approval: Mitigation is not required; however, the following Standard Conditions of Approval are regulatory requirements that would be implemented to ensure impacts related to water quality standards and waste discharge requirements remain **less than significant**. These are conditions applicable to any similar project and therefore would not represent mitigation pursuant to CEQA.

Standard Condition of Approval HYD-1: Prior to the issuance of a grading permit, the Project Proponent shall file and obtain a Notice of Intent (NOI) with the Regional Water Quality Control Board (RWQCB) in order to be in compliance with the State National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to Riverside County for coverage under the NPDES General Construction Permit. This measure shall be implemented to the satisfaction of Riverside County.

Standard Condition of Approval HYD-2: Prior to the issuance of a grading permit, the Project Proponent shall submit to Riverside County a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP shall include inspection forms for routine monitoring of the site during both the grading and construction phases to ensure National Pollutant Discharge Elimination System (NPDES) compliance and that additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. The SWPPP shall be kept on site for the entire duration of project construction and shall be available to the local RWQCB for inspection at any time. BMPs to be implemented may include the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected during construction, and repairs shall be made when necessary as required by the SWPPP.
- Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.
- The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by Riverside County, the City of Menifee, and representatives of the RWQCB. In the event that it is not feasible to implement specific BMPs, Riverside County can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

INITIAL STUDY MENIFEE LIBRARY PROJECT



This measure shall be implemented to the satisfaction of Riverside County.

Standard Condition of Approval HYD-3: Prior to the issuance of a grading permit, the Project Proponent shall submit a Final Water Quality Management Plan (Final WQMP) to Riverside County for review and approval. The project shall implement project design features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes best management practices (BMPs) for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. BMPs shall be designed and implemented to address 303(d) listed pollutants and retain the project site's minimum design capture volume and hydromodification volume to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than 10 percent of the two-year peak flow in accordance with the Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033, as amended by Order No. R8-2013-0024, also known as the Municipal Separate Storm Sewer System (MS4) permit. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the County for review and approval. Periodic maintenance of any required BMPs and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP. This measure shall be implemented to the satisfaction of Riverside County.

The project is located within the Menifee [Groundwater] Management Zone, which lists municipal supply, agricultural supply, and industrial process supply⁵⁴ as beneficial uses.⁵⁵ High levels of total dissolved solids (TDS) affect groundwater in this area, which migrates into the Lakeview portion of the Lakeview/Hemet North management zone. To treat the TDS within the Menifee [Groundwater] Management Zone, the Eastern Municipal Water District (EMWD) operates two desalination facilities that recover high TDS groundwater, which has increased EMWD reliance on regional groundwater for its potable water sources.⁵⁶

Implementation of the NPDES permit ensures that the State's mandatory standards for the maintenance of clean water and the federal minimums are met. The Santa Ana RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's groundwater and surface waters. The project-specific SWPPP and Final WQMP would be reviewed and approved as routine actions during the processing of the project by the County; therefore, the required measures and features detailed in the SWPPP and WQMP to safeguard surface and groundwater quality would be incorporated into the proposed project. Water and groundwater quality and waste discharge impacts would remain **less than significant** through implementation of **Standard Conditions of Approval HYD-1 through HYD-3**. Mitigation is not required.

b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management in the basin?

Less than Significant Impact

Discussion of Effects: The project site is located within the San Jacinto River Groundwater Basin, which underlies San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. Development of

⁵⁴ Industrial process supply is industrial uses dependent on water quality, including food processing.

⁵⁵ Section 5.9 Hydrology and Water Quality. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Page 5.9-7. September 2013.

⁵⁶ 2015 Urban Water Management Plan. Page 5-2. Eastern Municipal Water District. June 2016.

INITIAL STUDY MENIFEE LIBRARY PROJECT

the proposed project would convert pervious surfaces to impervious surfaces, thus reducing the capacity of the site to facilitate infiltration of surface flows into the groundwater table. Through implementation of **Standard Condition of Approval HYD-3**, BMPs for the management of storm water will ensure runoff from the project site will continue to be conveyed similar to the existing drainage patterns and in accordance with the NPDES MS4 Permit. The on-site runoff will be detained by an on-site bioretention basin appropriately sized to capture the site's minimum DCV, further facilitating infiltration of storm water into the local groundwater aquifer.

Water for the project will be provided by the EMWD. The EMWD considers current groundwater production to be utilized completely by existing customers, as the majority of EMWD's current and projected water supplies are imported through the Metropolitan Water District (MWD).⁵⁷ New developments, including the proposed project, will be supplied with imported water from one of the following sources: (1) treated imported water from MWD; (2) untreated imported water from MWD, which is subsequently treated by EMWD; or (3) untreated imported water treated by EMWD and recharged into the San Jacinto River Groundwater Basin for later withdrawal.

MWD's 2015 Urban Water Management Plan (UWMP) provides information about MWD's regional supply reliability and projected demands. Based on information provided by EMWD and other member agencies, MWD concludes that it is able to meet projected demands for all member agencies through 2040, even during dry periods.⁵⁸ Under extreme conditions, water supplies could be allocated using the MWD Water Supply Allocation Plan (WSAP) to preserve supplies in storage by requiring a reduction in demand by member agencies, including the EMWD, pursuant to Senate Bill (SB) 1168 and 1319, and AB 1739. Since the proposed project will not be served via groundwater, and implementation of **Standard Condition of Approval HYD-3** will not preclude or obstruct on-site infiltration of storm water into the local groundwater aquifer, the proposed project will not deplete groundwater supplies or interfere with groundwater recharge. Impacts would be **less than significant** and mitigation is not required.

- c. **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
 - i **Result in substantial erosion or siltation on or off site?**
 - ii **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?**
 - iii **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**
 - iv **Impede or redirect flood flows?**

Less than Significant Impact

- i. **Discussion of Effects:** There are no known drainages, ponds, or other places where water collects or is conveyed on site. During rain events, storm water generally drains from south to north across the site, which is almost entirely pervious. Construction activities would remove on-site vegetation, comprised primarily of non-native grasses, which would expose surface soils to the potential for wind and water erosion. Pursuant to **Standard Condition of Approval HYD-2**, the project proponent

⁵⁷ *Ibid.* Page 7-1.

⁵⁸ 2015 Urban Water Management Plan. Tables 2-4, 2-5, and 2-6. The Metropolitan Water District of Southern California. June 2016.

INITIAL STUDY MENEFEE LIBRARY PROJECT



will submit to Riverside County a SWPPP that will include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP will emphasize structural and nonstructural BMPs to control sediment and non-visible discharges from the site. The SWPPP will include inspection forms for routine monitoring of the site during construction phases to ensure NPDES compliance and that additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. Upon completion of construction, the project site would be paved and vegetated, which would prevent erosion and siltation of sediments. Through implementation of **Standard Condition of Approval HYD-2**, the project would not result in substantial erosion or siltation on or off site. Impacts would be **less than significant** and mitigation is not required.

- ii. On-site conversion of permeable surfaces to impermeable surfaces could increase storm water runoff rates and/or volume. NPDES regulations require development projects to retain storm water runoff on-site at levels that generally do not exceed the existing condition. Pursuant to **Standard Condition of Approval HYD-3**, the project proponent will prepare a site-specific Final WQMP that details incorporation of self-treating or self-retaining areas such as landscaped areas of permeable surfaces to the greatest extent practicable and streets/sidewalks/parking lots designed to minimum permitted widths to increase permeable areas. The Final WQMP will identify the site's minimum DCV of runoff and specify appropriate LID BMPs to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than 10 percent of the two-year peak flow in accordance with the NPDES MS4 Permit. Periodic maintenance of any required BMPs during project occupancy and operation will be in accordance with the schedule outlined in the Final WQMP.

The SWPPP and Final WQMP would be reviewed and approved as routine actions during the processing of the project by the County; therefore, the required measures and features detailed in the SWPPP and Final WQMP to maintain drainage patterns and control the rate and volume of runoff will be incorporated into the proposed project. Risks from flooding due to increases in storm water runoff would remain **less than significant** through implementation of **Standard Conditions of Approval HYD-2** and **HYD-3**. Mitigation is not required.

- iii. The Clean Water Act delegates authority to the States to issue NPDES permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. The purpose of the MS4 permit is to meet the SWRCB's requirements to mitigate for the negative impact of increases in storm water runoff caused by new development and redevelopment. The project storm water discharge rates cannot exceed the pre-development runoff condition for 2-year 24-hour storm total or the 85th percentile 24-hour storm runoff event by more than five percent to be in compliance with the MS4 post-construction and site design requirements.

The project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). Pursuant to **Standard Condition of Approval HYD-2**, a SWPPP will be prepared and detail BMPs to be implemented during construction to reduce/eliminate adverse water quality impacts resulting from development. All impacts related to runoff during site preparation and construction would be addressed through implementation of the SWPPP.

Pursuant to **Standard Condition of Approval HYD-3**, the proponent is required to prepare a Final WQMP to address 303(d) listed pollutants and retain the project site's minimum design capture

INITIAL STUDY MENIFEE LIBRARY PROJECT

volume and hydromodification volume. Through implementation of **Standard Condition of Approval HYD-3**, BMPs will be designed and implemented to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than 10 percent of the two-year peak flow in accordance with the NPDES MS4 Permit. Additional project design features, such as roof downspouts draining into pervious, landscaped areas, and maintenance of existing surface flows across the project site into the proposed bioretention basin, would further maintain the site's existing drainage pattern and prevent additional sources of polluted runoff. Periodic maintenance of any required infiltration basin and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP.

The project is located in an urbanized area for which storm drain features have been previously planned and installed. Except for non-paved areas, there are no BMPs or other mechanisms on-site designed to capture storm water runoff and facilitate infiltration prior to discharge into the municipal storm drains. Any sources of storm water pollution would be addressed through adherence to NPDES permit requirements. Implementation of **Standard Conditions of Approval HYD-2** and **HYD-3** would ensure polluted runoff during site preparation and construction would be addressed by erosion control, sediment control, wind erosion, temporary tracking, storm water management, and waste management BMPS identified in the SWPPP, and the site would be designed so that post-development storm water runoff volume or time of concentration would not exceed pre-development conditions by more than 10 percent of the two-year peak flow in accordance with the NPDES MS4 Permit. Therefore, impacts related to the creation or contribution of runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff would be **less than significant**. Mitigation is not required.

- iv. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C2070H, the project site is located in Zone X, which is identified to be outside the 100-year (1 percent annual chance of flood) and 500-year (0.2 percent annual chance of flood) flood hazard areas.⁵⁹ Currently, storm water sheet flows from a southerly to northerly direction across the site toward Salt Creek. As detailed in **Standard Condition of Approval HYD-3**, on-site storm water will flow toward a bioretention basin located in the northern portion of the site. The site's DCV would be captured to infiltrate into the underlying soils. Flows in excess of the DCV would be allowed to continue to sheet flow toward Salt Creek. Therefore, the project would not impede or redirect flood flows. Impacts would be **less than significant**, and mitigation is not required.

d. Result in flood hazard, tsunami, or seiche zones, or risk release of pollutants due to project inundation?

Less than Significant Impact

Discussion of Effects: The City's General Plan EIR indicates parts of the City are within existing inundation areas for three dams at Diamond Valley Lake and for Lake Perris Dam.⁶⁰ However, each of these dams has been engineered to withstand earthquakes of 7.5 magnitude along the San Jacinto Fault and 8.0

⁵⁹ *Flood Insurance Rate Map No. 06065C2070H*. Map Revised August 18, 2014. Federal Emergency Management Agency (FEMA). <https://msc.fema.gov/portal/search?AddressQuery=highland%2C%20california#searchresultsanchor> (accessed October 8, 2019).

⁶⁰ *Section 5.9 Hydrology and Water Quality*. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Page 5.9-23. September 2013.

INITIAL STUDY MENIFEE LIBRARY PROJECT



magnitude along the San Andreas Fault, and the MWD continuously monitors these dams and their foundations for deformation, which would reduce impacts from dam failure to less than significant through buildout of the General Plan.⁶¹ Furthermore, FEMA indicates the project site is located in Zone X, which is identified to be outside the 100-year (1 percent annual chance of flood) and 500-year (0.2 percent annual chance of flood) flood hazard areas.⁶²

Inundation of the proposed project site by a tsunami is highly unlikely, as the project site is approximately 31 miles northeast of the Pacific Ocean. Menifee Lakes are artificial waterbodies located approximately 850 feet down gradient from the site and are separated from the site by several tracts of residential development that has incorporated storm drain improvements to convey water downstream to Salt Creek. Therefore, the risk of inundation from a seiche is low. Finally, the project is a proposed library facility that is not expected to harbor pollutants substantially different from those that would be expected to occur on adjacent properties that are located closer to water bodies and identified to be in flood hazard areas.

The proposed project will be conditioned to meet requirements to address the unlikely event of a dam failure and through the County's plan review process. Since the risk of project inundation is low, impacts associated with flood hazards, tsunami, or seiches, or release of pollutants due to project inundation would be **less than significant**. Mitigation is not required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact

Discussion of Effects: As detailed in response to Checklist Question 3.10b, the proposed project would not substantially contribute to groundwater depletion, nor would it interfere with groundwater recharge. The project does not propose direct additions or withdrawals of groundwater. Furthermore, construction proposed by the project would not involve construction at depths that would impair or alter the direction or rate of groundwater flow. In accordance with **Standard Condition of Approval HYD-3**, BMPs will be designed and implemented to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than 10 percent of the two-year peak flow in accordance with the NPDES MS4 Permit, so the project is not expected to inhibit the percolation of surface water into the groundwater table. Finally, the project site is expected to be supplied with imported water from one of the following sources: (1) treated imported water from MWD; (2) untreated imported water from MWD, which is subsequently treated by EMWD; or (3) untreated imported water treated by EMWD and recharged into the San Jacinto River Groundwater Basin for later withdrawal.

Implementation of the NPDES permit in accordance with **Standard Condition of Approval HYD-1** ensures that the State's mandatory standards for maintenance of clean water and the federal minimums are met. BMPs detailed in an SWPPP pursuant to **Standard Condition of Approval HYD-2** ensure water quality impacts would be less than significant during construction. LID BMPs specified in the WQMP pursuant to **Standard Condition of Approval HYD-3** ensures the site's design capture volume will be directed to detention basis to facilitate infiltration into the water table. Since the project would not

⁶¹ *Ibid.* Pages 5.9-23 and 5.9-24.

⁶² *Flood Insurance Rate Map No. 06065C2070H*. Map Revised August 18, 2014. Federal Emergency Management Agency (FEMA). <https://msc.fema.gov/portal/search?AddressQuery=highland%2C%20california#searchresultsanchor> (accessed October 8, 2019).

INITIAL STUDY MENEFEE LIBRARY PROJECT

inhibit groundwater recharge potential and would not require groundwater to supply its anticipated demand, the project would not conflict with any applicable water quality control plan or sustainable groundwater management plan. Impacts would be **less than significant**, and mitigation is not required.

3.11 LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

a. Physically divide an established community?

No Impact

Discussion of Effects: The site is located within the Menifee Village Specific Plan and is bound by Menifee Road to the southeast, La Piedra Road to the south, Bayport Lane to the west, and single-family residential uses adjacent to the northeast (Figure 2). Additional single-family residential uses are located across Menifee Road and Bayport Lane to the east and west, respectively, and a regional park (Wheatfield Park) is located across La Piedra Road to the south.

The project site is surrounded by developed uses. The proposed library facility will continue the Specific Plan's pattern of development in the community and facilitate a logical transition from Wheatfield Park and Bell Mountain Middle School respectively south and southwest of the site to the residential uses located adjacent to the east, west, and north of the site through development of an inviting public facility designed to serve the residents of the community in which it is proposed. Site improvements such as dedicated landscaped areas and a garden walking path will convey a park-like setting (Figure 4), and the project site will be thematically landscaped to differentiate it from other neighborhoods while establishing a unique articulation of space and skyline in the community to facilitate ease of navigation for pedestrians and other residents. Accordingly, the proposed project would not physically divide an established community. No impact would occur, and no mitigation is required.

b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact

Discussion of Effects: The Menifee General Plan Land Use designation of the project site is Menifee Village Specific Plan.⁶³ According to the Menifee Village Specific Plan, the project site is located in Planning Area 2-4, which is zoned for medium-high density residential development with a maximum of

⁶³ Exhibit LU-B1: Specific Plan Land Uses. Menifee General Plan. Adopted February 5, 2014.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



344 dwelling units on 58 acres (approximately 6 dwelling units per acre).⁶⁴ However, the project as a proposed library facility is anticipated in the City as a Capital Improvement Project (CIP) on land owned by Riverside County,⁶⁵ and zoning for the project site (APN 364-152-034) is recorded as Public Facilities-Library Site.⁶⁶

According to the Menifee General Plan, existing library facilities and collections are not adequate to serve the current population of Menifee, and General Plan buildout would require an additional 48,000 square feet of library space, 162,486 items, and 24 full-time-equivalent staff to serve adequately the anticipated population.⁶⁷ As of 2005, Planning Area 2-4 was built-out in accordance with the Menifee Village Specific Plan,⁶⁸ so development of the proposed CIP project would serve to fulfill both an existing and anticipated need to provide additional library services to the City. The proposed project will comply with all applicable development standards set forth in the Menifee Village Specific Plan and also be consistent with the City's General Plan for the provision of public services. As detailed throughout this IS, all impacts to the environment resulting from the proposed project are subject to applicable mitigation and local, State and/or federal regulations, which would reduce those impacts to less than significant levels. Therefore, impacts on any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect will be **less than significant**, and additional mitigation is not required.

3.12 MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

⁶⁴ *Menifee Village Specific Plan (SP 158), Amendment No. 5.* County of Riverside. Pages 111 through 113. Adopted January 11, 2005.

⁶⁵ *Land Development/CIP Projects.* City of Menifee. July 2019.

⁶⁶ Development Agreement No. 20, Amendment No. 1, Item 9C. Recorded June 26, 1996 as Instrument No. 236925.

⁶⁷ *Section 5.14 Public Services.* The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Pages 5.14-14 and 5.14-15. September 2013.

⁶⁸ *Menifee Village Specific Plan (SP 158), Amendment No. 5.* County of Riverside. Table 7 (Current Status of Menifee) and Page 71. Adopted January 11, 2005.

INITIAL STUDY MENIFEE LIBRARY 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?
- 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?

No Impact

Discussion of Effect: The project site is classified as Mineral Resource Zone (MRZ) 3 (an area containing known or inferred mineral occurrences of undetermined mineral resource significance).⁶⁹ The MRZ-3 designation in Menifee contains two types of potential deposits: sand and gravel, and crushed stone. However, no mineral resources are known to occur on the project site, nor has the project site been previously used for mineral extraction. The project site has no potential to be mined in the future because it is surrounded by adjacent residential and regional park uses and is not considered a State designated mineral resource extraction zone. Additionally, no known significant mineral resources have been designated in the City. Therefore, development of the project site would not result in the loss of a known mineral resource that would be of value to the region and residents of the State or that has been delineated on a local land use plan. Impacts would be **less than significant** and mitigation is not required.

3.13 NOISE

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in 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. Result in 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, would the project 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"/>

⁶⁹ Section 5.11 Mineral Resources. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Figure 5.11-1 (Mineral Resource Zones). September 2013.

INITIAL STUDY MENIFEE LIBRARY PROJECT



- a. **Result in 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?**

Less than Significant Impact

Discussion of Effects: The following discussion is based on the project-specific Traffic Impact Analysis (Appendix H) and Noise Modeling (Appendix G) prepared for the Menifee Public Library.

Construction Noise. Two types of short-term noise could occur during construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the site would incrementally increase noise levels on roadways in the project area. There would be a relatively high single-event noise exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to a maximum of 84 A-weighted decibels [dBA]). The effect on longer-term (hourly or daily) ambient noise levels would be small because the hourly/daily construction-related vehicle trips are small when compared to existing hourly/daily traffic volume on Menifee Road and La Piedra Road.

The building construction phase would generate the most trips out of all of the construction phases, at approximately 18 vehicles/trucks per hour, or 36 vehicles/trucks per day based on the CalEEMod results in Appendix A. Menifee Road and La Piedra Road would be used to access the project site and have an estimated existing hourly/daily traffic volume of 1,470/14,700 and 600/6,000, respectively. Based on the construction-related traffic and existing traffic volumes, construction-related traffic would increase hourly traffic noise levels by up to 0.1 dBA. A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment.⁷⁰ Therefore, there would be no incremental increase in ambient noise from construction-related vehicle trips, and short-term, construction-related impacts associated with worker commutes and equipment transport to the project site would be **less than significant**. No mitigation measures are required.

The second type of short-term noise is related to noise generated during demolition, excavation, grading, and building erection on the project site. Construction is completed in discrete phases, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site as well as the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels because the noisiest construction equipment anticipated for the proposed project is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Table 3.13.A lists typical construction equipment noise levels recommended for

⁷⁰ *Technical Noise Supplement to the Traffic Noise Analysis Protocol*. California Department of Transportation. Page 2-44. September 2013.

INITIAL STUDY MENIFEE LIBRARY PROJECT

noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, taken from the Federal Highway Administration (FHWA) Roadway Construction Noise Model.⁷¹

Table 3.13.A: Typical Maximum Construction Equipment Noise Levels (L_{max})

Type of Equipment	Acoustical Usage Factor ¹	Suggested Maximum Sound Level for Analysis at 50 feet (dBA) ²
Air Compressor	40	80
Backhoe	40	80
Cement Mixer	50	80
Excavator	40	85
Forklift	40	85
Generator	50	82
Grader	40	85
Front End Loader	40	80
Pile Driver	20	95
Paver	50	85
Roller	20	85
Rubber Tire Dozer	40	85
Scraper	40	85
Tractor	40	84
Flatbed Truck	40	84
Pickup Truck	40	55
Welder	40	73

Source: *Federal Highway Administration Roadway Construction Noise Model User's Guide*. U.S. Department of Transportation. HEP-05-054. DOT-VNTSC-FHWA-05-01. January 2006. Table 1. https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/index.cfm (accessed October 10, 2019).

¹ Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.

² Maximum noise levels were developed based on Spec 721.560 from the CA/T program to be consistent with the City of Boston, Massachusetts, Noise Code for the "Big Dig" project.

dBA = A-weighted decibels

FHWA = Federal Highway Administration L_{max} = maximum instantaneous sound level

CA/T = Central Artery/Tunnel

Project construction is expected to require primarily the use of a graders, bulldozers, and water trucks/pickup trucks. As indicated in Table 3.13.A, noise associated with the use of construction equipment is estimated to be between 55 and 85 dBA maximum instantaneous noise level (L_{max}) at a distance of 50 feet from the active construction area for the site preparation phase. Each grader would generate a maximum noise level of approximately 85 dBA L_{max} at 50 feet; each bulldozer would generate approximately 85 dBA L_{max} at 50 feet; and each water truck/pickup truck would generate approximately 55 dBA L_{max} at 50 feet.

Each doubling of the sound sources with equal strength increases the noise level by 3 dBA. Assuming that each piece of construction equipment operates within approximately 50 feet of the other equipment, the worst-case combined noise level during this phase of construction would be 88 dBA L_{max} at a distance of 50 feet from the active construction area. Based on a usage factor of 40 percent, the

⁷¹ *Roadway Construction Noise Model*. Federal Highway Administration HEP-05-054. DOT-VNTSC-FHWA-05-01. Roadway Construction Noise Model User's Guide. January 2006. https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/index.cfm (accessed October 10, 2019).

INITIAL STUDY MENIFEE LIBRARY PROJECT



worst-case combined noise level during this phase of construction would be 84 dBA⁷² equivalent continuous sound level (L_{eq})⁷³ at a distance of 50 feet from the active construction area.

The closest residences to the project construction boundary are approximately 40 feet north, 95 feet east, and 280 feet west, and would be exposed to construction noise levels of 86 dBA L_{eq} , 78 dBA L_{eq} , and 69 dBA L_{eq} , respectively, after distance attenuation.⁷⁴ However, the residential uses to the north are also separated from the project site by a 6-foot-high masonry wall, which would provide an additional 5 dBA sound reduction.⁷⁵ Therefore, construction noise levels at the closest residences located 40 feet to the north of the project site would be exposed to 81 dBA L_{eq} (86 dBA L_{eq} - 5 dBA = 81 dBA L_{eq}). These noise levels represents a worst-case scenario that is typically related to grading activity, which only represents a limited duration in time during the overall construction period.

The National Institute for Occupational Safety and Health (NIOSH) has established a threshold of 85 dBA for an 8-hour period that will result in damage to hearing.⁷⁶ As noise levels increase beyond 85 dBA, the exposure time decreases for damage to hearing to occur. (e.g., damage will occur at four hours of exposure for a noise level of 88 dBA). Construction noise will not exceed the NIOSH 85dBA threshold at the nearest sensitive receptors. Therefore, construction of the project would result in temporary and periodic increases in noise, which would result in annoyance and inconveniences, rather than the more serious effects such as hearing loss, sleep deprivation, and stress. Because construction noise is usually generated in short bursts and the heavy equipment used during site preparation moves around the construction site, maximum noise levels are not likely to occur for sustained periods of time, and the temporary inconvenience would not be a substantial increase that could alter human health or safety. Additionally, implementation of regulatory measures that include compliance with the construction hours specified in the County's Noise Ordinance No. 847 § 1, 2006 (Municipal Code Section 9.52.020(I)) and standard conditions for construction that include properly operating and maintained noise mufflers for all construction equipment, construction equipment staged away from off-site sensitive uses, and position construction equipment so that emitted noise is directed away from sensitive receptors would minimize construction noise. County Noise Ordinance No. 847 § 1, 2006 (Municipal Code Section 9.52.020 (I)) would restrict construction activities within one-quarter mile (1,320 feet) of an inhabited dwelling to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.

Measured ambient noise levels near the project site ranges from 52.8 dBA L_{eq} to 73.2 dBA L_{eq} . Although there would be a temporary increase in noise levels within the project vicinity, construction noise is a temporary occurrence and would stop once project construction is completed. Additionally, construction noise levels at the closest residences located 40 feet to the north of the project site would be exposed to 81 dBA L_{eq} , which would not exceed the NIOSH threshold. Therefore, noise generated from project construction activity would be **less than significant**. No mitigation is required.

⁷² The usage factor of 40 percent is approximately 4 dBA less than the maximum noise level (88 dBA maximum noise level - 4 dBA usage factor = 84 dBA).

⁷³ The L_{eq} noise level is provided to describe construction noise levels for a longer period of time (compared to the maximum instantaneous noise level, L_{max}) and compare it to ambient noise levels described subsequently in terms of L_{eq} .

⁷⁴ According to the Inverse Square Law, sound levels decrease approximately 6 dB for each doubling of distance from the source. (*HyperPhysics*. Department of Physics and Astronomy, Georgia State University. 2016. <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html> (accessed January 21, 2020).

⁷⁵ *Masonry Sound Barrier Walls and Fences*. Atkinson-Noland & Associates, Inc. Page 28. 2007.

⁷⁶ *Occupational Noise Exposure, Revised Criteria 1998*. National Institute for Occupational Safety and Health. Page 1. June 1998.

INITIAL STUDY MENIFEE LIBRARY PROJECT

Long-Term Mobile Noise. Traffic noise is the major noise source in the project area. Other sources of noise in the project area would be low or intermittent and would not contribute to or reach the levels of noise generated by traffic. The FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to evaluate highway traffic-related noise conditions along roadway segments in the project vicinity. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The resultant noise levels are weighted and summed over 24-hour periods to determine the Community Noise Equivalent Level (CNEL) values.⁷⁷

Traffic volumes were obtained from the project-specific Traffic Impact Analysis (Appendix H). Tables 3.13.B and 3.13.C, respectively, provide the traffic noise levels for the existing and existing plus project conditions. These noise levels represent the worst-case scenario, which assumes no shielding is provided between the traffic and the location where the noise contours are drawn. Appendix G provides the specific assumptions used in developing these noise levels and model printouts.

Table 3.13.B: Existing Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane
Meniffee Road South of Holland Road	11,300	< 50	84	175	65.9
Meniffee Road Between Holland Road and La Piedra Road	12,800	< 50	91	190	66.5
Meniffee Road Between La Piedra Road and Loire Valley Lane	14,700	< 50	99	208	67.1
Meniffee Road Between Loire Valley Lane and Rockport Road	14,000	< 50	96	201	66.8
Meniffee Road Between Rockport Road and Newport Road	13,600	< 50	94	198	66.7
Meniffee Road North of Newport Road	15,600	< 50	103	216	67.3
Holland Road West of Meniffee Road	5,600	< 50	56	111	62.9
Holland Road East of Meniffee Road	4,900	< 50	< 50	102	62.3
La Piedra Road West of Meniffee Road	6,000	< 50	< 50	77	60.9
Loire Valley Lane West of Meniffee Road	500	< 50	< 50	< 50	47.7
Tres Lagos Drive East of Meniffee Road	1,800	< 50	< 50	< 50	55.7
Rockport Road East of Meniffee Road	3,900	< 50	< 50	71	60.9
Newport Road West of Meniffee Road	42,500	132	275	588	73.1

⁷⁷ The CNEL level is used because the County of Riverside General Plan Noise Element uses CNEL to consider long-term mobile noise effects.

INITIAL STUDY MENIFEE LIBRARY PROJECT



Table 3.13.B: Existing Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane
Newport Road East of Menifee Road	35,600	118	245	523	72.4

Source: Compiled by LSA Associates, Inc. (2019). (Appendix G)

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.

ADT = average daily traffic

CNEL = Community Noise Equivalent Level

dBA = A-weighted decibels

Table 3.13.B provides baseline traffic noise levels (i.e., existing traffic noise without the project) to which the anticipated project-related traffic noise contribution would be added to determine if project-related traffic noise would be significant.

Table 3.13.C: Existing With Project Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	Increase from Baseline Condition
Menifee Road South of Holland Road	11,600	< 50	85	178	66.0	0.1
Menifee Road Between Holland Road and La Piedra Road	13,300	< 50	93	195	66.6	0.1
Menifee Road Between La Piedra Road and Loire Valley Lane	15,300	< 50	101	214	67.2	0.1
Menifee Road Between Loire Valley Lane and Rockport Road	14,500	< 50	98	206	67.0	0.2
Menifee Road Between Rockport Road and Newport Road	14,000	< 50	96	201	66.8	0.1
Menifee Road North of Newport Road	15,800	< 50	103	218	67.4	0.1
Holland Road West of Menifee Road	5,700	< 50	56	112	62.9	0.0
Holland Road East of Menifee Road	5,000	< 50	< 50	104	62.4	0.1
La Piedra Road West of Menifee Road	6,200	< 50	< 50	79	61.0	0.1
Loire Valley Lane West of Menifee Road	600	< 50	< 50	< 50	48.5	0.8
Tres Lagos Drive East of Menifee Road	1,900	< 50	< 50	< 50	55.9	0.2
Rockport Road East of Menifee Road	4,000	< 50	< 50	72	61.1	0.2
Newport Road West of Menifee Road	42,600	132	275	589	73.2	0.1

INITIAL STUDY MENIFEE LIBRARY PROJECT

Table 3.13.C: Existing With Project Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	Increase from Baseline Condition
Newport Road East of Menifee Road	35,700	118	245	524	72.4	0.0

Source: Compiled by LSA Associates, Inc. (2019). (Appendix G)

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.

ADT = average daily traffic

CNEL = Community Noise Equivalent Level

dBA = A-weighted decibels

Table 3.13.C details the noise levels in the project vicinity when combining existing traffic noise with the anticipated project-related traffic noise contribution. As indicated in Table 3.13.C, the project-related traffic noise increase would be up to 0.8 dBA. Noise level increases less than 3 dBA would not be perceptible to the human ear in an outdoor environment.⁷⁸ Therefore, project-related traffic noise on off-site sensitive receptors would be **less than significant**. No mitigation is required.

Long-Term Stationary Noise. Adjacent off-site land uses would be potentially exposed to stationary-source noise impacts from the proposed on-site rooftop Heating, Ventilation, and Air Conditioning (HVAC) equipment and parking lot activities.

The proposed project would include rooftop HVAC equipment, which would generate noise levels. However, noise levels generated by HVAC equipment is exempted based on County Noise Ordinance No. 847 § 1, 2006 (Municipal Code Section 9.52.020(L)). Potential noise level generated by HVAC equipment are provided below for informational purposes. Rooftop HVAC equipment would generate noise levels of 66.6 dBA L_{eq} at 5 feet⁷⁹ based on previous measurements conducted by LSA. It is assumed that there would be up to 6 rooftop HVAC units that would be located at the center of the building's rooftop and would operate 24 hours a day as a worst-case scenario. A total of six HVAC units operating simultaneously would generate a noise level of 74 dBA L_{eq} at a distance of 5 feet. The closest residential property line to on-site HVAC equipment are approximately 80 feet north, 135 feet east, and 470 feet west of on-site rooftop HVAC equipment. At a distance of 80 feet, 135 feet, and 470 feet, noise would be attenuated by 24, 29, and 39 dBA, respectively. Noise associated with rooftop HVAC equipment at the nearest sensitive receptors would be reduced to 50 dBA L_{eq} (74 dBA – 24 dBA = 50 dBA), 45 dBA L_{eq} (74 dBA – 29 dBA = 45 dBA), and 35 dBA L_{eq} (74 dBA – 39 dBA = 35 dBA), respectively. Therefore, noise generated from on-site rooftop HVAC equipment would be **less than significant**. No mitigation is required.

The project would construct a surface parking lot. Surface parking activities would generate noise that would potentially impact adjacent land uses. Noise generated from parking activities would include noise generated by vehicles traveling at slow speeds, engine start-up noise, car door slams, car horns, car alarms, and tire squeals. These activities would occur during daytime hours. Representative parking activities would generate approximately 60 to 70 dBA L_{max} at 50 feet based on measurements conducted by LSA for projects of similar scale.

⁷⁸ *Technical Noise Supplement to the Traffic Noise Analysis Protocol*. California Department of Transportation (Caltrans). Page 2-44. September 2013.

⁷⁹ Five feet is an appropriate distance for a noise measurement because HVAC equipment is typically attached to buildings (e.g., rooftops) or located at the base of a building potentially within several feet of a person occupying the site.

INITIAL STUDY MENIFEE LIBRARY PROJECT



Noise levels generated from parking activities are intermittent in nature. Table 3.13.D shows the exterior and interior noise levels generated by on-site surface parking lot activities at the closest residential property line along with their distance to receptor property line, distance attenuation,⁸⁰ and wall attenuation from a 6-foot-high masonry wall.⁸¹ The projected measured ambient noise level of 59.7, 67.9, and 52.6 dBA CNEL at the closest residences north, east, and west of the project site, respectively, are higher than noise levels generated from parking activities. Parking activities would not increase the existing ambient noise level because parking lot activities are intermittent in nature and generate noise levels lower than the ambient noise level. Therefore, noise generated from on-site parking activities would be **less than significant**. No mitigation is required.

Table 3.13.D: Parking Lot Noise Levels

Land Use	Direction	Reference Noise Level at 50 feet	Distance to Receptor Property Line (feet)	Distance Attenuation (dBA) ¹	Wall Attenuation (dBA) ²	Exterior Noise Level (dBA L _{max})	Interior Noise Level (dBA L _{max}) ³
Residential	North	70	60	2	5	63	39
Residential	East	70	300	16	5	49	25
Residential	West	70	290	15	5	50	26

Source: Compiled by LSA Associates, Inc. 2019. (Appendix G)

- 1 According to the Inverse Square Law, sound levels decrease approximately 6 dB for each doubling of distance from the source. (*HyperPhysics*. Department of Physics and Astronomy, Georgia State University. 2016. <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html> (accessed January 21, 2020)).
- 2 In general, most sound barriers which interrupt the line of sight between the noise source and the receiver will have an insertion loss (IL) of 5 dB(A). (*Masonry Sound Barrier Walls and Fences*. Atkinson-Noland & Associates, Inc. Page 28. 2007).
- 3 Standard residential construction in Southern California typically provides more than 24 dBA in exterior-to-interior noise reduction with windows closed and 12 dBA or more with windows open. (*Protective Noise Levels, Condensed Version of EPA Levels Document*. EPA 550/9-79-100. United States Environmental Protection Agency. Page 11. November 1978).

b. Result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact

Discussion of Effects: Groundborne noise is typically assessed at locations where there is no airborne noise path, or for buildings with substantial sound insulation such as a recording studio. For typical buildings, the interior airborne noise levels are often higher than the groundborne noise levels. Therefore, the main focus of the discussion/analysis is groundborne vibration. A vibration level of 94 vibration velocity decibels (VdB) (0.2 peak particle velocity [PPV] inches per second [in/sec]) is the threshold used to evaluate construction vibration impacts because this vibration level has the potential to damage residential structures made of non-engineered timber.⁸² A vibration level of 78 VdB is used to describe potential human responses⁸³ (i.e., annoyance) from vibration levels generated by project construction as a means of disclosure, but this community annoyance threshold is not used to identify an impact because of the subjective nature of human annoyance and the temporary nature of construction. The greatest levels of vibration are anticipated to occur during the site preparation phase,

⁸⁰ According to the Inverse Square Law, sound levels decrease approximately 6 dB for each doubling of distance from the source. (*HyperPhysics*. Department of Physics and Astronomy, Georgia State University. 2016. <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html> (accessed January 21, 2020)).

⁸¹ *Masonry Sound Barrier Walls and Fences*. Atkinson-Noland & Associates, Inc. Page 28. 2007.

⁸² *Transit Noise and Vibration Impact Assessment Manual. FTA Report No. 0123*. Federal Transit Administration (FTA). September 2018. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf (accessed January 16, 2020).

⁸³ *Ibid*.

INITIAL STUDY MENIFEE LIBRARY PROJECT

during which a large bulldozer and a loaded truck are expected to be used. All other phases are expected to result in lower vibration levels.

The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project boundary (assuming the construction equipment would be used at or near the project boundary) because vibration impacts normally occur within the buildings. Table 3.13.E shows the PPV and VdB values at a distance of 25 feet from the construction vibration source. As shown in Table 3.13.E, bulldozers and loaded trucks would generate a groundborne vibration level of 87 and 86 VdB, respectively, when measured at a distance of 25 feet, based on the Transit Noise and Vibration Impact Assessment Manual.⁸⁴

The formula for vibration transmission is provided below:

$$L_v \text{ dB (D)} = L_v \text{ dB (25 feet)} - 30 \text{ Log (D/25)}$$

$$\text{PPV}_{\text{equip}} = \text{PPV}_{\text{ref}} \times (25/\text{D})^{1.5}$$

Table 3.13.E: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L _v at 25 feet	
	PPV (in/sec)	L _v (VdB) ¹
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer²	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks²	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Sources: *Transit Noise and Vibration Impact Assessment Manual*. Federal transit Administration. September 2018. <https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123> (accessed November 7, 2019).

- 1 Root-mean-square VdB is 1 μin/sec.
- 2 Equipment shown in **bold** is expected to be used on site.

μin/sec = microinches per second

in/sec = inches per second

PPV = peak particle velocity

FTA = Federal Transit Administration

L_v = velocity in decibels

VdB = vibration velocity decibels

Table 3.13.F lists the projected vibration level from various construction equipment expected to be used on the project site to the nearest buildings in the project vicinity. For typical construction activity, the equipment with the highest vibration generation potential is the large bulldozer, which would generate 87 VdB at 25 feet. The closest residential building to the north is approximately 50 feet from the project construction boundary. As shown in Table 3.13.F, the closest single-family residence at 50 feet from the project construction boundary would experience vibration levels of up to 78 VdB (0.031 PPV in/sec). All other residential buildings are farther than 50 feet from the project construction boundary and would experience lower vibration levels.

⁸⁴ *ibid.*

INITIAL STUDY MENIFEE LIBRARY PROJECT



Construction vibration levels at the closest residential building from construction equipment or activity would not exceed the FTA threshold of 94 VdB (0.2 PPV [in/sec]) for building damage when bulldozers and loaded trucks operate at the project construction boundary. In addition, construction vibration levels would not exceed the vibration annoyance threshold of 78 VdB. Therefore, construction vibration levels would be **less than significant**. No mitigation measures are required.

Long-Term Operational Vibration. The proposed library would not generate vibration. In addition, vibration levels generated from project-related traffic on the adjacent roadways (Meniffee Road and La Piedra Road) are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Therefore, no vibration generated from project-related traffic on the adjacent roadways would occur and no vibration reduction measures are required. Vibration generated from project-related traffic on the adjacent roadways would be **less than significant**. No mitigation is required.

Table 3.13.F: Summary of Construction Vibration Levels

Land Use	Direction	Equipment/ Activity	Reference Vibration Level Vdb at 25 feet	Reference Vibration Level PPV at 25 feet	Distance (feet) ¹	Maximum Vibration Level (Vdb)	Maximum Vibration (PPV)
Single-Family Residence	North	Large bulldozers	87	0.089	50	78	0.031
		Loaded trucks	86	0.076	50	77	0.027
Single-Family Residence	East	Large bulldozers	87	0.089	115	67	0.009
		Loaded trucks	86	0.076	115	66	0.008
Single-Family Residence	West	Large bulldozers	87	0.089	300	55	0.002
		Loaded trucks	86	0.076	300	54	0.002

Source: Compiled by LSA Associates, Inc. 2019. (Appendix G)

Note: The FTA-recommended building damage threshold is 90 VdB (or 0.12 PPV [in/sec]) for fragile buildings, 94 VdB (0.2 PPV [in/sec]) for non-engineered timber and masonry structures, and 98 VdB (0.3 PPV [in/sec]) for engineered concrete and masonry buildings.

¹ Distances reflect the nearest structure to the nearest project construction boundary.

FTA = Federal Transit Administration

in/sec = inches per second

PPV = peak particle velocity

VdB = vibration velocity decibels

- c. For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact

Discussion of Effects: The Pines Airpark-8CA5 is a private airstrip located 3.3 miles southeast of the project site. The closest airport to the project site is the French Valley Airport and Perris Valley Airport, which is located approximately 6.6 miles southeast and northwest. Based on the Figures 24 and 40 for the French Valley Airport and Figures 28 and 45 for the Perris Valley Airport in the Appendix I of the Riverside County General Plan Noise Element, the project site is located beyond the 55 dBA CNEL impact zone from both airports.⁸⁵ Therefore, the project would not expose people residing or working in the project area to excessive noise levels and **no impact** would occur. No mitigation measures are required.

⁸⁵ County of Riverside. 2015. County of Riverside General Plan Noise Element. December 8.

INITIAL STUDY MENIFEE LIBRARY PROJECT

3.14 POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial amounts of people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				

Less than Significant Impact

Discussion of Effects: The County expects the proposed project to employ approximately 16 staff. According to the Menifee Village Specific Plan, the project is located in Planning Area 2-4, which has been built-out since 2005.⁸⁶ However, the project as a proposed library facility is anticipated in the City as a CIP on land owned by Riverside County,⁸⁷ and zoning for the project site (APN 364-152-034) is recorded as Public Facilities-Library Site.⁸⁸ Since the City considers existing library facilities inadequate to serve its residents,⁸⁹ development of the proposed CIP project would fulfill both an existing and anticipated need to provide additional library services to the City as buildout of the General Plan proceeds. Additionally, generation of 16 employment positions in an area of the City dominated by residential uses would help balance the jobs-to-housing ratio in the community. Since the project site is surrounded by completely improved streets and infrastructure, the project also does not include any significant infrastructure improvements or the significant extension of roads that could indirectly induce growth in the City. Therefore, the proposed project will not generate substantial direct or indirect unplanned population growth. Impacts would be **less than significant** and mitigation is not required.

b. Displace substantial amounts of people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

Discussion of Effects: The project site is located on land that is currently vacant. Therefore, **no impact** would occur to people or housing such that replacement housing would be required. Mitigation is not required.

⁸⁶ *Menifee Village Specific Plan (SP 158), Amendment No. 5.* County of Riverside. Table 7 (Current Status of Menifee) and Page 71. Adopted January 11, 2005.

⁸⁷ *Land Development/CIP Projects.* City of Menifee. July 2019.

⁸⁸ Development Agreement No. 20, Amendment No. 1, Item 9C. Recorded June 26, 1996 as Instrument No. 236925.

⁸⁹ *Section 5.14 Public Services.* The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Pages 5.14-14 and 5.14-15. September 2013.

INITIAL STUDY MENIFEE LIBRARY PROJECT



3.15 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

No Impact or Less than Significant Impact

Discussion of Effects:

Fire Protection. The proposed project is required to comply with applicable provisions of the California Building Code, California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards pertaining to human health and safety (through the building plan check process) to ensure the project would minimize exposure of people or structures to a significant risk of loss, injury, or death involving fires.

Development of the proposed project would incrementally increase demand for fire protection services, but not to the degree that existing fire stations could not meet the demand. Project design features incorporated into the structural design and layout would keep service demand increases to a minimum. The County's plan check process includes County Fire Department review of proposed fire hydrant spacing and incorporation of automatic sprinkler systems in accordance with applicable Sections of Ordinance 787.1 (e.g., Sections 901.6.1, 903.2, 903.4.2.1, 4.3, 3, 5, and 8603.1), proper roadway turning radii, and fire lane widths, etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department.

Any future construction of new or expansion of existing fire protection facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated. The nearest fire station is Riverside County Menifee Lakes Fire Station No. 76 located at 29950 Menifee Road less than one mile (two minutes) north of the site. This fire station was constructed in accordance with the planned buildout of the Menifee Village Specific Plan. Therefore, the proposed project would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Impacts would be **less than significant**, and mitigation is not required.

Police Protection. The Riverside County Sheriff's Department provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project is expected to incrementally increase demand for sheriff protection services in the project area. However,

INITIAL STUDY MENIFEE LIBRARY PROJECT

due to the proposed project's relatively limited size and scale, the project would not create a significant impact on Sheriff's services.

Riverside County Ordinance No. 659 collects DIFs used to fund capital costs associated with constructing new public safety structures and purchasing equipment for new public safety facilities, which are indented to offset any incremental increases of demand for sheriff protection services.

Whereas the project site is currently unoccupied and does not preclude or discourage unlawful activity, development of the site with Crime Prevention Through Environmental Design features would not only deter trespassing through the presence of County staff and the public, but it also would keep police service demand increases to a minimum. For example, the project would incorporate public zones and private zones via physical and symbolic barriers to define acceptable uses of the library facility and determine who has a right to occupy such zones. Additionally, the proposed library facility would be equipped with formal surveillance through the use of closed-circuit television, electronic monitoring, and potential security patrols, as well as informal surveillance such as architecture, landscaping, and lighting designed to minimize visual obstacles and eliminate places of concealment for potential assailants. Therefore, construction of the proposed project would be in accordance with applicable County policies and would not require new or physically altered sheriff protection facilities, the construction of which could cause significant environmental impacts. Impacts would be **less than significant** and mitigation is not required.

Schools. The proposed project is located within the Meniffee Union School District (MUSD) and Perris Union High School District (PUHSD). However, the project does not include a residential component, so no direct increase in the local student population would occur. Operation of the proposed public library would supplement access to literature and other academic material typically provided through the MUSD and PUHSD.

The anticipated indirect increase in worker population (i.e., 16 employees of the library facility) would likely come from the surrounding area and would not be expected to indirectly increase student population. Impacts on schools would be **less than significant**. Mitigation is not required.

Parks/Recreational Facilities. Refer to responses to Checklist Questions 3.16a and 3.16b. Impacts would be **less than significant**, and mitigation is not required.

Other Public Facilities. As detailed in response to Checklist Question 3.11b, the proposed project serves to fulfill an identified deficiency of library facilities/services in the City. Furthermore, impacts from construction and operation of the proposed project are mitigated, as applicable, throughout this IS. As detailed in Section 3.9 (Hazards and Hazardous Materials, the proposed library facility is not expected to pose significant health risks to the public, so the project will not create significant additional demand for libraries, health or hospital services, or other public facilities. Impacts would be **less than significant**, and additional mitigation is not required.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



3.16 RECREATION

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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?				
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				

Less than Significant Impact

Discussion of Effects: The proposed project is expected to generate 16 staff, and proximity of Wheatfield Park adjacent to the south of the project site is expected to result in an incremental increase in use of the park during project operation.

Any future construction of new or expansion of existing park and recreation facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated. However, the proposed library is inherently designed to provide services to the public commensurate with and supplemental to the recreation opportunities provided by the adjacent Wheatfield Park. Therefore, the construction of the proposed project would be in accordance with applicable County policies and would not require new or physically altered park and recreation facilities, the construction of which could cause significant environmental impacts. Impacts would be **less than significant** and mitigation is not required.

3.17 TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

INITIAL STUDY MENIFEE LIBRARY PROJECT

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>b. Would the project conflict or be inconsistent with <i>CEQA Guidelines</i> Section 15064.3, subdivision (b)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>d. Result in inadequate emergency access?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant Impact

The following discussion is based on the project-specific Traffic Impact Analysis (TIA) prepared for the Meniffee Library Facility Project (Appendix H).

Discussion of Effects: The City identifies intersection thresholds of significance using level of service (LOS) as ratio of traffic volume to roadway capacity. Levels of service are defined using the letter grades A through F, in which LOS A⁹⁰ represents the least amount of traffic congestion and LOS F⁹¹ the most. The City identifies LOS D as the minimum level of service criteria for City-maintained intersections, except that an LOS E could be allowed on designated Economic Development Corridors if the project supports transit-oriented development and pedestrian communities. LOS E may also be used at constrained intersections in close proximity to the I-215 Freeway, such as Haun Road/Newport Road, Bradley Road/McCall Boulevard, Antelope Road/Scott Road, and Haun Road/Scott Road.

To assess the performance of an intersection, the County and City use the intersection delay method based on procedures contained in the *Highway Capacity Manual*. Based on the established performance standards for the City, a potentially significant transportation impact is defined to occur if:

- A pre-project condition is at or better than the minimum acceptable LOS, and the addition of project trips results in unacceptable LOS (direct significant impact).
- The pre-project condition is LOS E or F and the project adds 50 or more peak hour trips to the intersection (cumulative significant impact).

To help alleviate LOS deficiencies, public transit is provided via Riverside Transit Agency Routes 40, 61, and 74 along Meniffee Road and La Piedra Road. There are transit stops for these routes at the intersection of Bayport Lane and La Piedra Road at the southwest corner of the project site. Additionally, Class II bike routes are provided along Meniffee Road and La Piedra Road adjacent to the project site that connect to a Class I bike/pedestrian trail circling Meniffee Lakes and connecting to several additional bike

⁹⁰ LOS A is defined as a delay per vehicle of ≤ 10 seconds for unsignalized intersection and ≤ 10 seconds for signalized intersection.

⁹¹ LOS F is defined as a delay per vehicle of > 50 seconds for unsignalized intersection and > 80 seconds for signalized intersection.

INITIAL STUDY MENIFEE LIBRARY PROJECT



routes and pedestrian trails throughout the community.⁹² Therefore, the proposed project will not preclude development and/or use of existing public and alternative transit facilities.

A project-specific TIA (Appendix H) was prepared to show the anticipated trip generation for the proposed project. The proposed project is forecast to generate a total of approximately 1,441 daily trips, including 20 trips during the AM peak hour (7:00 AM to 9:00 AM) and 163 trips during the PM peak hour (4:00 PM to 7:00 PM). The study area for the TIA encompasses six distinct intersections in the project vicinity and includes the following scenario volume forecasts (refer to Table 3.17.A):

- **Existing Plus Project:** Derived by adding the project-generated trips to existing traffic volumes.
- **Existing Plus Ambient Plus Project:** Existing Plus Project volumes were combined with ambient growth, which was calculated by increasing existing roadway volumes by two percent per year over two years for Opening Year (2021) conditions. This equates to a total growth factor of 1.04.
- **Existing Plus Ambient Plus Project Plus Cumulative:** Developed by adding trips generated by other developments to the Existing Plus Ambient Plus Project forecast.

Table 3.17.A: Summary of Intersection Levels of Service

Study Intersection	Peak Hour Delay-LOS ¹							
	Existing		Existing Plus Project		Existing Plus Ambient Plus Project		Existing Plus Ambient Plus Project Plus Cumulative	
	AM	PM	AM	PM	AM	PM	AM	PM
1. Menifee Rd at Newport Rd	25.0-C	27.4-C	25.0-C	27.4-C	26.3-C	27.9-C	30.2-C	33.0-C
2. Menifee Rd at Rockport Rd	9.3-A	8.7-A	9.3-A	8.6-A	9.3-A	8.7-A	9.9-A	9.4-A
3. Menifee Rd at Loire Valley Ln/Tres Lagos Dr	17.2-B	8.7-A	17.4-B	10.2-B	18.4-B	12.0-B	24.9-C	17.8-B
4. Menifee Rd at La Piedra Rd	20.3-C	14.2-B	20.9-C	15.8-C	23.5-C	16.7-C	31.6-D	22.0-C
5. Menifee Rd at Holland Rd	12.4-B	10.9-B	12.4-B	11.1-B	12.6-B	11.2-B	12.7-B	11.5-B
6. Project Driveway at La Piedra Rd ²	—	—	15.2-C	13.2-B	15.7-C	13.4-B	16.2-C	13.9-B

Source: *Menifee Library Facility Project Traffic Impact Analysis*. Table 7: Summary of Intersection Levels of Service. Ganddini Group, Inc. October 21, 2019. (Appendix H)

¹ Delay = Average control delay in seconds per vehicle; LOS = Level of Service

² The Project shall construct this intersection (#6 Project Driveway at La Piedra Rd) as part of the scope of work.

With the addition of vehicle trips generated from operation of the proposed project and cumulative growth, changes would occur in the wait time at each of the Study Area intersections. As detailed in Table 3.17.A, all study area intersections are forecast to operate within acceptable LOS (D or better) during the peak hours for Existing Plus Project, Existing Plus Ambient Plus Project, and Existing Plus Ambient Plus Project Plus Cumulative conditions. Therefore, impacts would be **less than significant** and mitigation is not required.

⁹² *Menifee Village Specific Plan (SP 158), Amendment No. 5*. County of Riverside. Figure 7 (Roadway Circulation Plan). Adopted January 11, 2005.

INITIAL STUDY MENIFEE LIBRARY PROJECT

- b. **Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

No Impact

Discussion of Effects: CEQA Guidelines Section 15064.3, subdivision (b) establishes VMT criteria in lieu of LOS for analyzing transportation impacts and was signed into law as Senate Bill (SB) 743 in 2013. Regulatory changes to the CEQA Guidelines that implement SB 743 were approved by the Office of Planning and Research on December 28, 2018. However, lead agencies have until July 1, 2020, which is the statewide implementation date, to opt-in use of the new VMT metric. In cases where lead agencies use LOS for analyzing transportation impacts, they may continue to do so until July 1, 2020. As the County's General Plan identifies intersection thresholds of significance in accordance with LOS, CEQA Guidelines Section 15064.3, subdivision (b) does not apply to the proposed project. Therefore, **no impact** would occur and no mitigation is required.

- c. **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less than Significant Impact

Discussion of Effects: Plans for the required improvements, including preparation of a signing and striping plan, would be based upon a design profile extending a minimum 300 feet beyond the limits of construction at a grade and alignment as approved by the Riverside County Transportation Department pursuant to their Street Improvement Plan Policies and Guidelines. Additionally, driveways would be designed and constructed in accordance with County Standard No. 207A and reviewed for approval by the Riverside County Transportation Department.

All adjacent streets are already developed with curb, gutter, and sidewalk facilities in accordance with the Menifee Village Specific Plan. Any additional street improvements, including construction of the two-lane ingress/egress driveway along La Piedra Road, would be conditioned by the County to reduce roadway hazards in the project vicinity through lane improvements, striping, etc. Therefore, impacts related to design feature hazards or incompatible uses would be **less than significant**. Mitigation is not required.

- d. **Result in inadequate emergency access?**

Less than Significant Impact

Discussion of Effects: Roadway facilities with regional access such as Menifee Road serve as evacuation routes in the event of an emergency. The project is required to incorporate adequate emergency water flow and to identify and mitigate any fire hazards during the development review process. The project is proposed with a two-lane access driveway off of La Piedra Road that would provide entry and exit points for emergency access. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards to ensure proper roadway turning radii, fire lane widths, etc. Since the proposed library is located adjacent to fully-improved roadways, emergency vehicles will have the ability to park along three sides of the site in the event that the project driveway is inaccessible. The project site layout, including provisions for emergency vehicle access, would be reviewed for adequacy by the County Fire Department. Therefore, impacts would be **less than significant** and mitigation is not required.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



3.18 TRIBAL CULTURAL RESOURCES

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Resource 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"/>
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)?				
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				

Less than Significant with Mitigation Incorporated

CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in PRC §5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g); or (4) is determined to be a historical resource by a project's Lead Agency (PRC §21084.1 and *State CEQA Guidelines* §15064.5[a]). "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

Chapter 532, Statutes of 2014 (i.e., Assembly Bill 52 (AB 52)), requires Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of

INITIAL STUDY MENIFEE LIBRARY PROJECT

historical resources.” AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a “tribal cultural resource.” Also per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the County provide it with notice of such projects.

Pursuant to AB 52, the County notified the following tribes of the project on May 30, 2019:

- Pala Band of Mission Indians (Pala);
- Pechanga Band of Luiseño Indians (Pechanga);
- Ramona Band of Cahuilla Indians (Ramona);
- Rincon Band of Luiseño Indians (Rincon); and
- Soboba Band of Luiseño Indians (Soboba).

Pala provided a response declining consultation; no responses were received from Ramona or Rincon, and Pechanga and Soboba provided responses requesting consultation. Government-to-government consultation pursuant to AB 52 was initiated on July 17, 2019 and September 17, 2019, respectively. County staff met to discuss project components, impacts, and mitigation requirements. During consultation meetings, it was requested that the consulting Tribes provide County staff with any issues or concerns regarding potential tribal cultural resources that may be present on the project site and vicinity.

In accordance with PRC 21080.3.2, the consulting parties may propose mitigation measures, including, but not limited to, those recommended in Section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. Both Pechanga and Soboba indicated that the area was previously disturbed and would not require any tribal monitoring. However, the following Mitigation Measures are proposed to protect against inadvertent discoveries were identified:

MM TCR-1 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 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. This measure shall be implemented to the Satisfaction of the County.

MM TCR-2 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

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



specific exemption set forth in California Government Code 6254 (r). This measure shall be implemented to the Satisfaction of the County.

MM TCR-3

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, 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 contractor, the archaeologist, the tribal representative(s) and County EDA 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 County EDA, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- iii. Grading of further ground disturbance 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 Tribal monitors if needed.
- iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan 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.
- v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archaeologist, in consultation with the Tribe, and shall be submitted to County EDA for their review and approval prior to implementation of the said plan.
- vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the developer and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to County EDA for decision. County EDA 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 County EDA shall be appealable to the County Board of Supervisors.

This measure shall be implemented to the satisfaction of the County.

INITIAL STUDY MENIFEE LIBRARY PROJECT

MM TCR-4 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 County EDA:
 - i. 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.
 - ii. 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 County EDA under a confidential cover and not subject to Public Records Request.
 - iii. 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 Federal Standards per 36 Code of Federal Regulations 800 Part 79 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. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the developer to County EDA. 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.

This measure shall be implemented to the satisfaction of the County.

With implementation of Mitigation Measures TCR-1 through TCR-4 in accordance with PRC 21080.3.1 and PRC 21080.3.2, impacts to tribal cultural resources would be reduced to **less than significant with mitigation incorporated**.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



3.19 UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would 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 reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?				

Less than Significant Impact

Discussion of Effects: The proposed library facility will connect to existing utilities, including water, drainage, and electric power. Multiple electrical boxes, utility junction boxes, and utility vent pillars/monuments were observed on the south and east limits of the site next to the sidewalks of La Piedra Road and Menifee Road (refer to the Phase I ESA in Appendix E, and drainage facilities are already improved along the project frontage.

The approval of drainage features/improvements occurs through the building plan check process. As part of this process, all project-related drainage features would be required to meet the County and Santa Ana RWQCB standards. On-site project-related drainage features would be designed, installed,

INITIAL STUDY MENIFEE LIBRARY PROJECT

and maintained per County standards and the requirements identified in the Final WQMP (per **Standard Condition HYD-3**).

All proposed improvements and interconnection to drainage, electric power, water, and wastewater facilities would be installed simultaneously with finish grading activities and required roadway frontage improvements for the project site. As a result, interconnection to the existing utilities surrounding the site would not result in substantial disturbance of native habitat or soils, or existing roadways or utilities. There would be no significant environmental effects specifically related to the installation of utility interconnections that are not encompassed within the project's construction and operational footprint, and therefore already identified, disclosed, and subject to all applicable mitigation measures, as well as local, State, and federal regulations, as part of this IS. Therefore, impacts related to relocation of utilities would be **less than significant**. No additional mitigation is required.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than Significant Impact

Discussion of Effects: The project site is located within the San Jacinto River Groundwater Basin, which underlies San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. Water for the project will be provided by the EMWD. The EMWD considers current groundwater production to be utilized completely by existing customers, as the majority of EMWD's current and projected water supplies are imported through the MWD.⁹³ New developments, including the proposed project, will be supplied with imported water from one of the following sources: (1) treated imported water from MWD; (2) untreated imported water from MWD, which is subsequently treated by EMWD; or (3) untreated imported water treated by EMWD and recharged into the San Jacinto River Groundwater Basin for later withdrawal.

As detailed in response to Checklist Question 3.14a, the County expects the proposed project to employ approximately 16 staff, and the proposed project is forecast to generate a total of approximately 1,441 daily vehicle trips (refer to Appendix H). Dividing the daily trips in half would account for one trip to the library and the second trip from the library, so 721 vehicles would visit the site per day. Assuming two persons per vehicle, the library could experience 1,441 patrons per day. EMWD's 2015 average daily per capita water demand for institutional uses is 17.6 gallons per day.⁹⁴ Therefore, the 16 employees and 1,441 library visitors per day would demand approximately 25,643 gallons of water per day.⁹⁵

MWD's 2015 UWMP provides information about MWD's regional supply reliability and projected demands based on official regional demographic and economic projects from SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the San Diego Association of Governments (SANDAG) Series 13: 2050 Regional Growth Forecast from October 2013.⁹⁶ SCAG's and SANDAG's projections undergo extensive local review, incorporate zoning information from City and County General Plans, and are supported by Environmental Impact Reports. Because the proposed project is consistent with the County General Plan, its implementation would have been anticipated by SCAG and SANDAG and therefore included in MWD's projections of regional supply reliability. Based on information provided by EMWD and other member agencies, MWD concludes that it is able to meet

⁹³ 2015 Urban Water Management Plan. Page 7-1. Eastern Municipal Water District. June 2016.

⁹⁴ Ibid. Table 5-7 and Page 5-6.

⁹⁵ $(16 \text{ employees} + 1,441 \text{ patrons}) \times 17.6 \text{ gallons per capita per day} = 25,643.2 \text{ gallons per day}$.

⁹⁶ 2015 Urban Water Management Plan. Page ES-2. The Metropolitan Water District of Southern California. June 2016.

INITIAL STUDY MENIFEE LIBRARY PROJECT



projected demands for all member agencies through 2040, even during dry periods.⁹⁷ Under extreme conditions, water supplies could be allocated using MWD's WSAP to preserve supplies in storage by requiring a reduction in demand by member agencies, including the EMWD, pursuant to SB 1168 and 1319, and AB 1739. Since the EMWD and MWD have the ability to meet all of their existing entitlements and projected supplemental demand through 2040, even under a repeat of historic multiple-year drought scenarios, sufficient water supplies are available to serve the proposed project. Impacts would be **less than significant**, and mitigation is not required.

- 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?**

Less than Significant Impact

Discussion of Effects: Wastewater from the project site will be collected at the Sun City Regional Wastewater Reclamation Facility (RWRF) and sent to the Perris Valley RWRF for treatment. The Perris Valley RWRF has an annual treatment capacity of 28,000 acre-feet per year (AFY)⁹⁸ and treated approximately 13,806 AFY of wastewater in 2015.⁹⁹ According to the project-specific WQMP, the project is anticipated to generate approximately 30 daily toilet users on site.¹⁰⁰ The typical toilet for an LEED certified building demands up to 1.28 gallons per flush.¹⁰¹ Therefore, operation of the proposed library is expected to demand up to 38.4 gallons of wastewater per day.¹⁰² Since the Perris Valley RWRF treats approximately 13,806 AFY of wastewater and maintains approximately 14,194 AFY of surplus capacity, the proposed project would not exceed the capacity of the Perris Valley RWRF to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the proposed project would have a **less than significant** impact on capacity of wastewater treatment. Mitigation is not required.

- 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?**

Less than Significant Impact

Discussion of Effects: Solid waste collection is a "demand-responsive" service, and current service levels can be expanded and funded through user fees. The majority of solid waste from the City is disposed at the El Sobrante Landfill in unincorporated parts of Riverside County south of the City of Corona, and Badlands Sanitary Landfill near the City of Moreno Valley.¹⁰³ According to CalRecycle, the El Sobrante Landfill maintains a permitted throughput of 16,054 tons per day of solid waste and a remaining capacity of 144 million cubic yards,¹⁰⁴ while Badlands Sanitary Landfill maintains a permitted throughput

⁹⁷ 2015 Urban Water Management Plan. Tables 2-4, 2-5, and 2-6. The Metropolitan Water District of Southern California. June 2016.

⁹⁸ 2015 Urban Water Management Plan. Table 6-7. Eastern Municipal Water District. June 2016

⁹⁹ *Ibid.* Table 6-8.

¹⁰⁰ Project Specific Water Quality Management Plan. Armstrong & Brooks. Page 14. September 27, 2019. Appendix F.

¹⁰¹ High-Efficiency Toilets (HET) Contribute to LEED Certification. Facilitiesnet. October 2009. <https://www.facilitiesnet.com/plumbingrestrooms/article/High-Efficiency-Toilets-HET-Contribute-to-LEED-Certification--11222> (accessed January 16, 2020).

¹⁰² 30 toilet flushes per day × 1.28 gallons per flush = 38.4 gallons of wastewater per day.

¹⁰³ Section 5.17 Utilities and Service Systems. The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Page 5.17-12. September 2013.

¹⁰⁴ Solid Waste Information System (SWIS). CalRecycle. El Sobrante Landfill (33-AA-0217) <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217/> (accessed October 14, 2019).

INITIAL STUDY MENIFEE LIBRARY PROJECT

of 4,800 tons per day of solid waste and a remaining capacity of 15.7 million cubic yards.¹⁰⁵ Disposal of solid waste to be generated by the proposed project will be the responsibility of the City and therefore could be directed to either El Sobrante or Badlands Landfills, or several other available disposal sites within the County. The City maintains a franchise agreement with Waste Management, Inc. for the collection and disposal of municipal solid wastes and recyclable materials generated by residences and businesses within the City.¹⁰⁶

According to CalRecycle, solid waste generation from public/institutional uses can be approximately 0.007 pounds per square foot per day.¹⁰⁷ Therefore, the proposed 20,000-square foot library facility would generate approximately 140 pounds of solid waste per day,¹⁰⁸ which is approximately 0.00000058 percent of the El Sobrante remaining capacity and 0.00000053 percent of the Badlands Sanitary Landfill remaining capacity.¹⁰⁹ Therefore, the project is not expected to generate solid waste in excess of the remaining capacity of landfills serving the project site.

The measures to be implemented would ensure recycling in accordance with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, and other local, State, and federal solid waste disposal standards. Therefore, impacts associated with solid waste disposal capacity and/or regulations would be **less than significant**. Mitigation is not required.

e. Comply with federal, State, and local management reduction statutes and regulations related to solid waste?

No Impact

Please refer to response to Checklist Question 3.19d. **No impact** regarding conflict with federal, State, and local management reduction statutes and regulations related to solid waste would occur. Mitigation is not required.

3.20 WILDFIRE

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁰⁵ *Ibid.* Badlands Sanitary Landfill (33-AA-0006) <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0006/> (accessed October 14, 2019).

¹⁰⁶ *Section 5.17 Utilities and Service Systems.* The City of Menifee General Plan Draft Environmental Impact Report, SCH #2012071033. Page 5.17-11. September 2013.

¹⁰⁷ *Estimated Solid Waste Generation Rates.* CalRecycle, <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates#Industrial> (accessed October 14, 2019).

¹⁰⁸ 20,000 square feet × 0.007 pounds per square foot per day = 140 pounds of solid waste per day.

¹⁰⁹ 140 pounds per day ÷ 242,719,200,000 pounds of remaining capacity at El Sobrante = 0.00000058 percent. 140 pounds per day ÷ 26,463,135,000 pounds of remaining capacity at Badlands = 0.00000053 percent.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



- 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?
- c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may result in temporary or ongoing impacts to the environment?
- 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?

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

Discussion of Effects: The project site is not located within or adjacent to a Very High, High, or Moderate Fire Hazard Severity Zone, as designated by CAL FIRE.^{110,111} Design and construction of the project in accordance with the CBC and California Fire Code, which include design features such as ignition-resistant materials and incorporation of fire sprinklers, would minimize risk of exposure of persons or property to wildland fires.

Construction activities that could temporarily restrict vehicular traffic would incorporate appropriate measures to facilitate the passage of persons and vehicles through/around any temporary road closures in accordance with the California Fire Code as adopted by the Menifee Municipal Code. During construction, standard traffic control devices such as warning signs, warning lights, and flaggers will be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles as necessary for the purposes of coordinating efforts during local, State, and/or federal emergency events, including response to hazardous materials incidents. Implementation of these traffic control measures will include guidance and navigational tools throughout the project area in order to maintain traffic flow and safety during construction.

The project is proposed with a two-lane access driveway off of La Piedra Road that would provide entry and exit points for emergency access. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards to ensure proper roadway turning radii, fire lane widths, etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Therefore, impacts would be **less than significant**, and mitigation is not required.

¹¹⁰ *Fire Hazard Severity Zones in State Responsibility Area, Western Riverside County.* California Department of Forestry and Fire Protection. Adopted November 7, 2007.

¹¹¹ *Very High Fire Hazard Severity Zones in Local Responsibility Area (LRA), Menifee.* California Department of Forestry and Fire Protection. December 21, 2009.

INITIAL STUDY MENIFEE LIBRARY PROJECT

- 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?**

Less than Significant Impact

Discussion of Effects: The project site is relatively flat and is completely surrounded by developed land uses. On-site vegetation is routinely disked to reduce wildfire risks. Development of the site in accordance with the CBC and California Fire Code, which include design features such as ignition-resistant materials and incorporation of fire sprinklers, as well as hardscaping and irrigated landscaping, would reduce the risk of wildfire compared to the existing condition by removing sources of ignition currently on the site. Therefore, the project would not exacerbate wildfire risks that could otherwise expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be **less than significant**, and mitigation is not required.

- c. **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may result in temporary or ongoing impacts to the environment?**

Less than Significant Impact

Discussion of Effects: The project is proposed with a two-lane access driveway off of La Piedra Road that would provide entry and exit points for emergency access. Entrances and exits to and from the site will be clearly marked with appropriate directional signage. The driveway approach will facilitate additional access to the site for emergency fire apparatuses. Furthermore, the landscape will be designed to maintain storm water permeability on the site while reducing the potential for soil erosion and siltation. The project does require the minor extension of utilities for interconnection on-site, but this is not expected to result in temporary or ongoing impacts to the environment beyond those identified, disclosed, and mitigated as necessary throughout this IS. Further, design and construction of the project in accordance with the current CBC, which includes design features such as ignition-resistant materials and incorporation of fire sprinklers that would minimize any risk of exposure of persons or property to wildfires, would ensure impacts remain **less than significant**. Mitigation is not required.

- 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?**

Less than Significant Impact

Discussion of Effects: The project site is not located within or adjacent to a Very High, High, or Moderate Fire Hazard Severity Zone, as designated by CAL FIRE.^{112,113} Therefore, the risk of flooding or landslides from wildfires is minimal. Properties both up gradient (upslope) of the project site as well as down gradient (downslope) of the project site consists of developed land with fully improved drainage facilities, and the general topography of the project site and immediate surroundings is relatively flat. Therefore, the risk of downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes is **less than significant**. Mitigation is not required.

¹¹² *Fire Hazard Severity Zones in State Responsibility Area, Western Riverside County.* California Department of Forestry and Fire Protection. Adopted November 7, 2007.

¹¹³ *Very High Fire Hazard Severity Zones in Local Responsibility Area (LRA), Menifee.* California Department of Forestry and Fire Protection. December 21, 2009.

INITIAL STUDY MENIFEE LIBRARY PROJECT



3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. 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. 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. 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"/>
a. 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?				

Less than Significant with Mitigation Incorporated

Although potential hydrology and water quality impacts could result from the proposed project, implementation of NPDES permits ensures the State's mandatory standards for the maintenance of clean water and the federal minimums are met. No mitigation is required; however, compliance with the provisions of the NPDES permit and implementation of the LID BMPs specified in the WQMP are regulatory requirements that apply to all development projects. These requirements are detailed as **Standard Conditions HYD-1 through HYD-3** to be included in the conditions of approval for this project. Adherence to **Standard Conditions HYD-1 through HYD-3** and the requirements included in the NPDES permit, SWPPP, and WQMP would ensure potential water quality impacts remain **less than significant**.

INITIAL STUDY MENIFEE LIBRARY PROJECT

Development of the project would not eliminate significant amounts of habitat for potentially occurring special-status plant or wildlife species, nor would it reduce population size of sensitive plant and/or wildlife species below self-sustaining levels on a local or regional basis. However, perimeter street trees on-site could provide potential nesting sites for common native bird species protected under the MBTA or the California Fish and Game Code (Sections 3503, 3503.5, and 3515). Construction activity could result in a significant impact to species protected by regulation, and **MM BIO-1** is required to reduce impacts to migratory birds in accordance with the MBTA and the California Fish and Game Code (Sections 3503, 3503.5, and 3515) to **less than significant impact with mitigation incorporated**. With implementation of **MM BIO-1**, the proposed project would have a **less than significant impact** on burrowing owls, nesting birds, and any other species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS and also would ensure development of the project site would not significantly affect wildlife movement opportunities, established native resident or migratory wildlife corridors, or native wildlife nursery sites.

Based on the results of the Cultural Resources Assessment, the project site does not contain any "historical resources" as defined under *CEQA Guidelines* §15064.5 or any known archaeological resources. The number of previously-conducted studies on the project site and within one mile of the project site, as well as the results of those studies, indicate that the likelihood of encountering buried cultural resources during construction is very low. However, there is always a chance undocumented subsurface resources could be encountered during construction. Therefore, **MM TCR-3** is required to ensure impacts to any unanticipated cultural resources would be reduced to **less than significant levels with mitigation incorporated**.

Additionally ground-disturbing activities at the project site have the potential to disturb previously unknown paleontological resources if excavation depths reach native, undisturbed sediments. Therefore, **MM-GEO-1** shall be implemented during ground disturbing activities to ensure impacts to paleontological resources are reduced to **less than significant levels**.

In accordance with PRC 21080.3.2, the consulting Native American parties may propose mitigation measures, including, but not limited to, those recommended in Section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. Both Pechanga and Soboba provided mitigation for discovery of unanticipated tribal cultural resources, as codified in **MM TCR-1** through **MM TCR-4**.

The proposed project has either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues pursuant to CEQA. Due to the limited scope of physical impacts to the environment associated with the proposed project, implementation of the mitigation measures described above would reduce impacts to the quality of the environment to less than significant levels. No additional mitigation is required.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



- b. 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.)**

Less than Significant Impact

Discussion of Effects: In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states that “previously approved land use documents including, but not limited to, general plans, specific plans, and local coastal plans, may be used in cumulative impact analysis.” No changes are proposed to the respective City or County General Plan land use designation or zoning, as the project will include the development of a 20,000-square foot public library. Therefore, the project would not generate any increase in population that otherwise would not have been planned for in the County.

As discussed in response to Checklist Question 3.3.b, no exceedance of SCAQMD criteria pollutant emission thresholds is anticipated for the proposed project. Therefore, the proposed project would not contribute significantly to cumulative impacts on any air quality pollutants for which the region is in nonattainment. As for cumulative impacts to regional air quality, the discussion in response to Checklist Question 3.3.a indicates the proposed project would neither conflict with the SCAQMD’s AQMP nor jeopardize the region’s attainment of air quality standards. The project is consistent with the City’s and County’s General Plans, as well as the population growth projections used by SCAG to identify future regional air pollutant concentrations necessary to meet the attainment standards identified in the AQMP. The SCAQMD uses the project-level significance thresholds to determine whether a project’s emissions are cumulatively considerable. Because the project’s emissions do not exceed the SCAQMD’s regional significance thresholds, as detailed in Table 3.3.B, the SCAQMD does not consider the project to contribute significantly to a cumulative air quality impact.

All study area intersections are forecast to operate within acceptable LOS (D or better) during the peak hours for Existing Plus Project, Existing Plus Ambient Plus Project, and Existing Plus Ambient Plus Project Plus Cumulative conditions. Therefore, cumulative impacts to transportation would be **less than significant**.

Finally, as detailed throughout Section 3.19, Utilities and Service Systems, sufficient utility facilities and resources are available to serve the project in addition to existing entitlements. The project has **no impact** or a **less than significant** impact with respect to all cumulative environmental issues. Therefore, no mitigation is required.

- c. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Less than Significant Impact

Discussion of Effects: All construction and development within the project site would be required to comply with applicable provisions of the 2016 CBC and the City and County building regulations. Accordingly, proper engineering design and construction in conformance with the 2016 CBC standards and project-specific geotechnical recommendations (**Standard Condition GEO-1**) would ensure that the project does not subject people to significant geologic hazards.

No indications of activities or materials that would represent a significant risk to public health or safety (e.g., hazardous materials storage or leaking tanks) on the project site or vicinity were identified.

INITIAL STUDY MENIFEE LIBRARY PROJECT

Compliance with local, State, and federal laws and cooperation with the Riverside County Fire Department OES, Riverside County DEH Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration would ensure impacts from reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment remain **less than significant**. No mitigation is required.

As detailed in the discussion in Section 3.13, Noise, the project would not result in exposure of persons to or generation of noise levels in excess of standards established in the City or County General Plan or noise ordinance, nor would the project generate a substantial temporary or permanent increase in ambient noise levels above levels existing without the project. Although construction vibration levels may result in community annoyance because FTA's community annoyance threshold of 78 VdB would be exceeded, this community annoyance threshold is not used to identify an impact because of the subjective nature of human annoyance and the temporary nature of construction. Additionally, the intermittent vibration levels would not result in building damage because the levels would not exceed FTA's damage threshold of 94 VdB (0.2 PPV in in/sec).

The project has **no impact** or a **less than significant** impact with respect to direct or indirect adverse effects to human beings. Therefore, no mitigation is required.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK

4.0 REFERENCES

- American Society of Civil Engineers. *Minimum Design Loads for Buildings and Other Structures: ASCE Standard ASCE/SEI 7-10*. 2010.
- Armstrong & Brooks Consulting Engineers. *Preliminary Hydrology Study for Meniffee Valley Library*. October 7, 2019.
- Atkinson-Noland & Associates, Inc. *Masonry Sound Barrier Walls and Fences*. 2007.
- California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387.
- California Code of Regulations, Title 24, Part 2, the California Building Code.
- California Air Resources Board (ARB). 2019. California Greenhouse Gas Inventory – 2018 Edition. Website: <https://www.arb.ca.gov/cc/inventory/data/data.htm>, accessed July 2019.
- . 2018. Air Quality Standards and Area Designations. Webpage last reviewed by the CARB on December 28, 2018. Website: <http://www.arb.ca.gov/desig/desig.htm>, accessed July 2019.
- . 2017. California's 2017 Climate Change Scoping Plan. Website: https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf, accessed October 2019.
- . 2016. Ambient Air Quality Standards. May 4. Website: <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>, accessed July 2019.
- . 2014. First Update to the Climate Change Scoping Plan: Building on the Framework Pursuant to AB 32, the California Global Warming Solutions Act of 2006. May 22. Website: <http://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>, accessed October 2019.
- California Code of Regulations . 2011. General Requirements for In-Use Off-Road Diesel-Fueled Fleets. Website: <https://ww3.arb.ca.gov/msprog/ordiesel/documents/finalregorder-dec2011.pdf>, accessed October 2019.
- California Department of Forestry and Fire Protection *Fire Hazard Severity Zones in State Responsibility Area, Western Riverside County*. Adopted November 7, 2007.
- . *Very High Fire Hazard Severity Zones in Local Responsibility Area (LRA), Meniffee*. December 21, 2009.
- California Department of Toxic Substances Control. *EnviroStor Database*. <https://www.envirostor.dtsc.ca.gov/public/map/> (accessed November 4, 2019).
- . *Hazardous Waste and Substances Site List (Cortese)*. https://www.envirostor.dtsc.ca.gov/public/search.asp?page=6&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM%2CCOLUR&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+S

INITIAL STUDY MENEFEE LIBRARY PROJECT



[UBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal%20superfund=&state%20response=&voluntary%20cleanup=&school%20cleanup=&operating=&post%20closure=&non%20operating=&corrective%20action=&tiered%20permit=&evaluation=&spec%20prog=&national%20priority%20list=&senate=&congress=&assembly=&critical%20pol=&business%20type=&case%20type=&searchtype=&hwmp%20site%20type=&cleanup%20type=&ocioerp=&hwmp=False&permitted=&pc%20permitted=&inspections=&complaints=&censustract=&cesdecile=&school%20district=&orderby=county](#) (accessed November 4, 2019).

California Department of Transportation. *California Scenic Highway Mapping System*. Riverside County. <https://www.arcgis.com/home/webmap/viewer.html?layers=f0259b1ad0fe4093a5604c9b838a486a> (accessed October 2, 2019).

California Department of Water Resources. Santa Ana Basin Plan. California Department of Water Resources. January 24, 1995; Updated June 2019. [https://www.waterboards.ca.gov/santaana/water issues/programs/basin plan/docs/2019/New/Chapter 6 June 2019.pdf](https://www.waterboards.ca.gov/santaana/water%20issues/programs/basin%20plan/docs/2019/New/Chapter%206%20June%202019.pdf) (accessed October 7, 2019).

California Energy Commission. *Total System Electric Generation*. https://www.energy.ca.gov/almanac/electricity_data/total_system_power.html (accessed November 1, 2019).

_____. *California Energy Demand 2018–2030 Revised Forecast*. [https://ww2.energy.ca.gov/2017 energypolicy/documents/](https://ww2.energy.ca.gov/2017%20energypolicy/documents/) (accessed November 1, 2019).

California Department of Resources Recycling and Recovery. Construction and Demolition Debris Recycling. Website: <http://www.calrecycle.ca.gov/ConDemo>, accessed October 2019.

_____. *Estimated Solid Waste Generation Rates*. <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates#Industrial> (accessed October 14, 2019).

_____. *Solid Waste information System (SWIS)*. El Sobrante Landfill (33-AA-0217) <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217/> (accessed October 14, 2019).

City of Menifee. *City of Menifee General Plan*. Adopted February 5, 2014.

_____. *Land Development/CIP Projects*. July 2019.

_____. *The City of Menifee General Plan Draft Environmental Impact Report*, SCH #2012071033. September 2013.

County of Riverside. *Menifee Village Specific Plan (SP 158), Amendment No. 5*. Adopted January 11, 2005.

County of Riverside Planning Department. 2019. *Parcel Report for APN 480-160-021-2*. <https://gis.countyofriverside.us/Geocortex/Essentials/REST/TempFiles/Map%20My%20County%20Parcel%20Report.pdf?guid=5349b669-ccdb-4092-a348-2c9f5369ae21&contentType=application%2Fpdf> (accessed October 2019).

_____. 2018a. *County of Riverside Climate Action Plan*. https://planning.rctlma.org/Portals/14/CAP/CAP_071717.pdf (accessed October 2019).

INITIAL STUDY MENIFEE LIBRARY PROJECT

- . 2018b. Greenhouse Gas Emissions Screening Tables, County of Riverside, California. July. [https://planning.rctlma.org/Portals/14/CAP/Appendix%20F 7.17.18.pdf](https://planning.rctlma.org/Portals/14/CAP/Appendix%20F%207.17.18.pdf) (accessed October 2019).
- Eastern Municipal Water District. *2015 Urban Water Management Plan*. June 2016.
- Federal Emergency Management Agency. *Flood Insurance Rate Map No. 06065C2070H*. Map Revised August 18, 2014. <https://msc.fema.gov/portal/search?AddressQuery=highland%2C%20california#searchresultsanchor> (accessed October 8, 2019).
- Federal Transit Administration. *Transit Noise and Vibration Impact Assessment Manual*. September 2018.
- Georgia State University, Department of Physics and Astronomy. *HyperPhysics*. 2016. <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html> (Accessed January 21, 2020).
- Metropolitan Water District of Southern California. *2015 Urban Water Management Plan*. June 2016.
- Morton, Douglas M. *Geologic Map of the Romoland 7.5' Quadrangle, Riverside County, California*. United States Geological Survey Department of Earth Sciences, University of California, Riverside. 1991, 1995 and 1996.
- National Institute for Occupational Safety and Health. *Occupational Noise Exposure, Revised Criteria 1998*. June 1998.
- Riverside County Airport Land Use Commission. *March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan*. November 13, 2014.
- South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. March 2016.
- . 2016. Air Quality Significance Threshold.
- . 2003 (revised July 2008). Final Localized Significance Threshold Methodology. June. Website: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-1st-methodology-document.pdf>, accessed October 2019.
- . 1993. CEQA Air Quality Handbook. April.
- . Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. Website: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf>, accessed October 2019.
- . Greenhouse Gases CEQA Significance Thresholds. Website: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds>, accessed October 2019.
- . Rule 402. Adopted May 7, 1976. Fugitive Dust. Website: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf>, accessed October 2019.

INITIAL STUDY MENIFEE LIBRARY PROJECT



- _____. Rule 403. Amended June 3, 2005. Nuisance. Website: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf>, accessed October 2019.
- _____. Rule 431. Amended May 4, 1990. Sulfur Content of Liquid Fuels. Website: <https://www.aqmd.gov/docs/default-source/rule-book/outdated-sip-rules/rule-431-2-sulfur-content-of-liquid-fuels.pdf?sfvrsn=4>, accessed October 2019.
- State of California Department of Conservation, California Important Farmland Finder. *Riverside County Important Farmland 2016. Sheet 1 of 3*. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf (accessed October 4, 2019).
- State Water Resources Control Board. *GeoTracker Database*. <https://geotracker.waterboards.ca.gov/map/> (accessed November 4, 2019).
- United States Census Bureau. *QuickFacts, Menifee, City of, California*. <https://www.census.gov/quickfacts/fact/table/menifeecitycalifornia/PST045218> (accessed October 2, 2019).
- United States Department of Agriculture. Natural Resources Conservation Service. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> (accessed October 18, 2019).
- United States Department of Energy. *Energy Independence & Security Act of 2007*. <https://www.afdc.energy.gov/laws/eisa> (accessed November 1, 2019).
- United States Department of Transportation. Bureau of Transportation Statistics. Table 4-23. *Average Fuel Efficiency of U.S. Light Duty Vehicles*. <https://www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles> (accessed November 1, 2019).
- _____. *Federal Highway Administration Roadway Construction Noise Model User's Guide*. HEP-05-054. DOT-VNTSC-FHWA-05-01. January 2006. https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/index.cfm (accessed October 10, 2019).
- United States Environmental Protection Agency. *National Menu of Stormwater Best Management Practices*. <https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater#constr> (accessed October 7, 2019).
- United States Environmental Protection Agency. *Protective Noise Levels, Condensed Version of EPA Levels Document*. EPA 550/9-79-100. November 1978.
- United States Green Building Council. *Leadership in Energy and Environmental Design*. <https://new.usgbc.org/leed> (accessed October 1, 2019).
- Western Riverside County Regional Conservation Authority. *Western Riverside County Multiple Species Habitat Conservation Plan*. June 17, 2003.

INITIAL STUDY MENIFEE LIBRARY PROJECT

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Meniffee Library Project

The program has been prepared in compliance with State law and the IS prepared for the project by the County of Riverside.

CEQA requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program would be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who would take action, what action would be taken and when, and to whom and when compliance would be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records would be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the IS.

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



INITIAL STUDY MENIFEE LIBRARY PROJECT

MENIFEE LIBRARY PROJECT

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
Biological Resources Mitigation Measures							
BIO-1	<p>A qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to vegetation- or ground-disturbing activities if such activities are proposed during the nesting season (February 1 through August 31). The survey shall include 100 percent coverage of the project site. If no active avian nests are found during survey, no further work in this regard is required.</p> <p>If an active avian nest is discovered during survey, vegetation- and/or ground-disturbing activities shall be redirected around the nest(s). As determined by Riverside County, the qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the vegetation- and/or ground-disturbing activity. If such activities are delayed or suspended for more than seven days after the survey, the site shall be resurveyed. Should eggs or fledglings be discovered in any native nest, these resources cannot be disturbed until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to Riverside County for review and approval prior to reinitiating vegetation- and/or ground-disturbing activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. This measure shall be implemented to the satisfaction of Riverside County.</p>	Prior to site grubbing or grading	Issuance of grading permit	Riverside County EDA			
Cultural Resources Mitigation Measures							
TCR-1	<p>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 24 hours. Subsequently, the Native American Heritage Commission shall identify the "most likely</p>	During grading and construction	Issuance of grading permit	Riverside County EDA			

INITIAL STUDY MENIFEE LIBRARY PROJECT



MENIFEE LIBRARY PROJECT

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

	Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	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. This measure shall be implemented to the satisfaction of the County.						
TCR-2	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). This measure shall be implemented to the Satisfaction of the County.	During grading and construction	Issuance of grading permit	Riverside County EDA			
TCR-3	<p>If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, 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).</p> <p>i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the contractor, the archaeologist, the tribal representative(s) and County EDA to discuss the significance of the find.</p> <p>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 County EDA, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>iii. Grading of further ground disturbance 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</p>	During site grubbing, grading and construction	Issuance of grading permit	Riverside County EDA			



INITIAL STUDY MENIFEE LIBRARY PROJECT

MENIFEE LIBRARY PROJECT

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	<p>area and will be monitored by Tribal monitors if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan 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.</p> <p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archaeologist, in consultation with the Tribe, and shall be submitted to County EDA for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the developer and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to County EDA for decision. County EDA 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 County EDA shall be appealable to the County Board of Supervisors.</p> <p>This measure shall be implemented to the Satisfaction of the County.</p>						
Geology and Soils Mitigation Measures							
GEO-1	<p>Prior to the issuance of grading permits, the project proponent shall retain a paleontologist listed on the County of Riverside Paleontology Consultant List (qualified paleontologist) to develop and implement a Paleontological Resource Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site.</p>	<p>Prior to grading and during grading</p>	<p>Issuance of grading permit</p>	<p>Riverside County EDA</p>			

INITIAL STUDY MENIFEE LIBRARY PROJECT



MENIFEE LIBRARY PROJECT

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Paleontological resources monitoring shall be required for all ground-disturbing activities in native soils at depths 5 feet and below surface grade. The PRIMP shall include procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report of findings at the conclusion of active ground disturbance. Monitoring may be scaled back or suspended, at the discretion of the paleontological monitor and approval of the County of Riverside, if it is determined that the paleontological sensitivity of the project site no longer warrants monitoring.</p> <p>If paleontological resources are encountered during the course of ground disturbance, the monitor shall have the authority to temporarily redirect construction up to 50 feet away from the area of the find in order to assess its significance pursuant to the California Environmental Quality Act. Collected resources shall be prepared to the point of curation, identified to the lowest taxonomic level possible, catalogued, and curated into the permanent collections of an accredited scientific institution. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.</p> <p>In the event that paleontological resources are encountered when a paleontological monitor is not on site, work in the immediate area of the find shall be redirected, and the qualified paleontologist shall be contacted to assess the find for significance. If the find is determined to be significant, it shall be collected from the field, and the paleontologist shall make recommendations for monitoring, curation, and reporting. This measure shall be implemented to the satisfaction of the County of Riverside Community Development Department.</p>						
Tribal Resources Mitigation Measures						
<p>TCR-1</p> <p>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 24 hours. Subsequently,</p>	<p>During grading and construction</p>	<p>Issuance of grading permit</p>	<p>Riverside County EDA</p>			



INITIAL STUDY MENIFEE LIBRARY PROJECT

MENIFEE LIBRARY PROJECT

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

	Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	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. This measure shall be implemented to the satisfaction of the County.						
TCR-2	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). This measure shall be implemented to the Satisfaction of the County.	During grading and construction	Issuance of grading permit	Riverside County EDA			
TCR-3	<p>If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, 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).</p> <p>i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the contractor, the archaeologist, the tribal representative(s) and County EDA to discuss the significance of the find.</p> <p>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 County EDA, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>iii. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the</p>	During site grubbing, grading and construction	Issuance of grading permit	Riverside County EDA			

INITIAL STUDY MENIFEE LIBRARY PROJECT



MENIFEE LIBRARY PROJECT

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	<p>appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by Tribal monitors if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan 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.</p> <p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archaeologist, in consultation with the Tribe, and shall be submitted to County EDA for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the developer and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to County EDA for decision. County EDA 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 County EDA shall be appealable to the County Board of Supervisors.</p> <p>This measure shall be implemented to the Satisfaction of the County.</p>						
TCR-4	<p>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:</p> <p>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 County EDA:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in</p>	During site grubbing, grading and construction	Issuance of grading permit	Riverside County EDA			



INITIAL STUDY MENIFEE LIBRARY PROJECT

MENIFEE LIBRARY PROJECT

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</p> <p>ii. 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 County EDA under a confidential cover and not subject to Public Records Request.</p> <p>iii. 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 Federal Standards per 36 Code of Federal Regulations 800 Part 79 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. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the developer to County EDA. 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.</p> <p>This measure shall be implemented to the satisfaction of the County.</p>						

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

APPENDIX A

CALIFORNIA EMISSIONS ESTIMATOR MODEL (CALEEMOD)

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

**APPENDIX B
BURROWING OWL SURVEY REPORT**

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

**APPENDIX C
CULTURAL RESOURCES ASSESSMENT**

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

**APPENDIX D
GEOTECHNICAL EVALUATION REPORT**

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

APPENDIX E

PHASE I HAZARDOUS MATERIALS ASSESSMENT



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

**APPENDIX F
WATER QUALITY MANAGEMENT PLAN**

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

**APPENDIX G
NOISE MODELING OUTPUTS**

**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**

**APPENDIX H
TRAFFIC IMPACT ANALYSIS**



**INITIAL STUDY
MENIFEE LIBRARY PROJECT**



THIS PAGE INTENTIONALLY LEFT BLANK
