Resolution Number R8-2020-0004

Revision of Quail Valley On-site Septic Tank-Subsurface Disposal System Prohibition

Substitute Environmental Documentation

November 2019

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Acronyms and Abbreviations

Basin Plan	Water Quality Control Plan for the Santa Ana River Basin
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CH4	methane
CO	Carbon monoxide
CO2	Carbon dioxide
CWA	Clean Water Act
EMWD	Eastern Municipal Water District
LAMP	Local Agency Management Program
NAAQS	National Ambient Air Quality Standards
NO2	Nitrogen dioxide
O3	Ozone
OWTS	Onsite Wastewater Treatment System (septic system)
OWTS Policy	Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems
PM	Particulate matter
PM2.5	Particulate matter 2.5 or fewer micrometers in diameter
PM10	Particulate matter 10 or fewer micrometers in diameter
PRC	Public Resources Code
Regional Water Board	Regional Water Quality Control Board (referring to the nine Boards in general)
ROWD	Report of Waste Discharge
Santa Ana Water Board	Santa Ana Regional Water Quality Control Board
South Coast AQMD	South Coast Air Quality Management District
State Water Board	State Water Resources Control Board
TMDL	Total Maximum Daily Load
WDR	Waste Discharge Requirements

Executive Summary

The California Regional Water Quality Control Board, Santa Ana Region (Santa Ana Water Board) is the Lead Agency for evaluating impacts of the proposed amendment to the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) to provide exemptions to the prohibition on new septic tanks for the Quail Valley area of Riverside County (Project). The Santa Ana Water Board adopted a prohibition that went into effect in 2007 on new septic tanks for Quail Valley. The prohibition was adopted to avoid exacerbating public health and water quality impacts associated with numerous failing septic systems in the area, and with the expectation that it would encourage local agencies to provide sewer service to the area.

In 2016, the Santa Ana Water Board determined that little progress had been made in providing sewer service to the majority of Quail Valley due to a lack of available funding. In addition, the Santa Ana Water Board has continued to hear from concerned property owners who are prevented from developing properties by the prohibition. Based on Santa Ana Water Board direction, staff has developed proposed modifications to the prohibition to allow for some exemptions for new septic systems in coordination with the State Water Resources Control Board's (State Water Board) 2012 statewide Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy) and the County of Riverside's Local Agency Management Program (LAMP). This Substitute Environmental Documentation (SED) analyzes potential environmental impacts of the proposed Project. The SED will be considered by the Santa Ana Water Board when it considers the adoption of the Basin Plan amendment.

1 Introduction

1.1 Substitute Environmental Documentation

The proposed Project would amend the Basin Plan. The California Secretary for Natural Resources has certified the State Water Board's and Regional Water Quality Control Boards' (Regional Water Board) basin planning process as exempt from certain requirements of the California Environmental Quality Act (CEQA), including preparation of an initial study, a negative declaration, and an environmental impact report (California Code of Regulations [CCR], Title 14, section 15251(g)). As the proposed amendment to the Basin Plan is part of the basin planning process, the environmental information developed for and included with the amendment is considered a substitute for an initial study, a negative declaration, and/or an environmental impact report.

Although the basin planning process is exempt from certain CEQA requirements, it is subject to the substantive requirements of CCR Title 23, section 3777(a), which requires a written report that includes a description of the proposed activity, an analysis of

reasonable alternatives, and an identification of mitigation measures to minimize any significant adverse environmental impacts. CCR Title 23, section 3777(a) also requires the State or Regional Water Board to complete an environmental checklist as part of its SED.

At a minimum, the SED consists of a written report containing an environmental analysis of the project and an Environmental Checklist. The report includes a description of the proposed project, identifies any potentially significant adverse environmental impacts associated with the project, an analysis of alternatives to the project, an analysis of mitigation measures to avoid or reduce potentially significant adverse environmental impacts, and an environmental analysis of methods of compliance. The evaluation of compliance methods consists of identifying methods of compliance, an analysis of foreseeable significant adverse environmental impacts associated with the methods of compliance and alternative methods of compliance that would have less significant adverse environmental impacts, and an analysis of reasonable mitigation measures that would minimize unavoidable significant adverse impacts of the methods of compliance.

This SED incorporates by reference the Onsite Wastewater Treatment System Policy Final Substitute Environmental Document (State Water Resources Control Board, 2012), which analyzed the potential environmental impacts of implementing minimum design and operation requirements for OWTS across the State. The analysis of this SED is more specific to the potential impacts in Quail Valley.

1.2 Project Background

The Quail Valley area is located in the City of Menifee, Riverside County, northeast of the City of Canyon Lake. Surface drainages from the area are tributary to Canyon Lake, a municipal drinking water supply source. Overflows from Canyon Lake are discharged into Lake Elsinore through the San Jacinto River. Both Lake Elsinore and Canyon Lake are identified as impaired for nutrients on the Santa Ana Water Board's Clean Water Act (CWA) section 303(d) list of impaired waterbodies.

There is no sanitary sewer service available to most of Quail Valley. However, Eastern Municipal Water District (EMWD) does provide sewer service to most other areas of the City of Menifee, and Elsinore Valley Municipal Water District provides sewer service to the City of Canyon Lake.

In 2005, there were approximately 1,400 residents using septic systems in the Quail Valley area. During heavy storm events in 2004 and 2005, approximately 37 percent of the Quail Valley area households surveyed by Riverside County staff had sewage or grey water discharges to the ground surface. These systems were failing mostly because of: (1) high groundwater; (2) poor soil conditions; (3) shallow impermeable strata; and (4) poor maintenance of septic systems.

If septic systems were to be installed on all the buildable lots in Quail Valley, the total number of septic systems in the area could reach approximately 3,900 systems. Septic systems can be an effective method for wastewater management when their use is balanced against environmental factors, such as septic system density, beneficial uses of the waters into which they discharge, depth to groundwater, and soil type. The septic systems must be properly engineered, installed, and maintained, and the soil characteristics must be appropriate. As indicated above, in Quail Valley the high groundwater, shallow impermeable strata, and poor soil conditions generally provide unsuitable conditions for conventional septic system use. These conditions, combined with the high density of septic systems in the area, were causing violations of the Basin Plan water quality objectives and impairment of beneficial uses, in addition to causing or contributing to conditions of pollution, contamination, and nuisance.

The Santa Ana Water Board determined that failing septic systems in the area resulted in adverse water quality, and public health and nuisance problems. As a result, on October 3, 2006, the Santa Ana Water Board adopted Resolution No. R8-2006-0024 and amended the Basin Plan to establish a prohibition on septic tank-subsurface disposal systems (septic systems) in Quail Valley. The prohibition became effective on August 20, 2007 after it was approved by the State Water Board and the Office of Administrative Law. At the time of adoption of the septic system prohibition, Quail Valley was in an unincorporated area of southwestern Riverside County. On October 1, 2008, the Quail Valley area was incorporated into the City of Menifee.

The prohibition included an exception that allowed for new septic systems, if and when sanitary sewer service was established for a portion of the community. After years spent securing funding for the first ten percent of the Project area, EMWD began installing a sanitary sewer in 2017 and completed the first phase of installations in 2019.

Since the prohibition went into effect, the State Water Board adopted Resolution No. 2012-0032, commonly known as the OWTS Policy. The OWTS Policy established minimum operating requirements for the siting and construction of septic systems and the minimum level of performance expected from septic systems.

On April 25, 2014, the Santa Ana Water Board adopted Resolution No. R8-2014-0005, which amended the Basin Plan, in part, to incorporate the statewide OWTS Policy. The OWTS Policy consists of the following five tiers:

- Tier 0, Existing OWTS, addresses existing septic systems that are functioning properly, do not meet the conditions of failing or otherwise require corrective action, and are not determined to be contributing to an impairment of surface water
- Tier 1, Low-Risk New or Replacement OWTS, addresses new or replacement septic systems that meet low-risk siting and design requirements, which are superseded by an approved Tier 2 LAMP
- Tier 2, LAMP for New or Replacement OWTS, establishes guidelines so that local agencies may develop a program to manage the installation of new and replacement septic systems and supersedes Tier 1 requirements

- Tier 3, Impaired Areas, applies to septic systems near impaired waterbodies whereby these systems are addressed by a Total Maximum Daily Load (TMDL) and its implementation program, special provisions in an applicable LAMP, or Tier 3 requirements if the septic system is within 600 feet of an impaired waterbody listed in Attachment 2 of the OWTS Policy
- Tier 4, OWTS Requiring Corrective Action, addresses septic system failures. If the system is unable to be restored so it functions properly and does not meet the conditions of a failing system, then the Regional Water Board and, if an applicable LAMP has been adopted, the local agency may consider repairs that are in substantial conformance, to the greatest extent practicable, to comply with Tiers 1, 2, or 3 and/or the discharger may be required to submit a Report of Waste Discharge (ROWD) and be enrolled in general waste discharge requirements (WDRs), issued individual WDRs, or issued a waiver of WDRs.

The OWTS Policy allows local agencies to implement a LAMP. The County of Riverside, which is subject to the jurisdiction of three Regional Water Boards, opted to develop a LAMP. When a county is under the jurisdiction of multiple Regional Water Boards, a single Regional Water Board is designated by the State Water Board to be the approving agency for that county's LAMP. The Colorado River Regional Water Quality Control Board is the approving agency for the County of Riverside's LAMP and approved it in Resolution No. R7-2016-0038 on July 13, 2017.

According to the County of Riverside's LAMP for Tier 2 of the statewide OWTS Policy, this LAMP applies to unincorporated areas of the County of Riverside and to incorporated cities that have established agreements with the County. The City of Menifee is an incorporated city that has an established agreement with the County of Riverside for permitting septic systems following the County's LAMP, which specifies siting and design requirements for septic systems.

Per the County of Riverside's LAMP, where an existing septic system requires corrective action and that action does not result in the system being restored to substantive conformance rather than minimum design standards, that system would be deemed substandard and no future modifications to the property would be allowed.

1.2.1 Canyon Lake Total Maximum Daily Load (TMDL)

Quail Valley is upgradient from Canyon Lake, which is listed on the Clean Water Act section 303(d) list of impaired waters due to nutrients. As a result, nutrient TMDLs were adopted under Resolution R8-2004-0037 and is found in Chapter 6 of the Basin Plan. The TMDL identifies septic systems as a source of phosphorus and nitrogen in Canyon Lake but does not address specific actions or restrictions for septic systems in the San Jacinto watershed. Instead, the TMDL requires the cities and counties with septic systems oversight responsibilities to develop (a) Septic System Management Plan(s). Likewise, there are no general special provisions in the LAMP for septic systems in the watershed; however, the County of Riverside prohibited new septic systems in portions of Quail Valley with Riverside County Ordinance 856. No portion of Quail Valley is within

600 feet of Canyon Lake and so Tier 3 of the OWTS Policy is not applicable to the community.

1.2.2 Conditional Waiver of Waste Discharge Requirements

California Water Code (CWC), Division 7, Chapter 4, Article 4, section 13260 requires dischargers of waste to file an ROWD. CWC section 13269 allows the State and Regional Water Boards to waive permitting requirements for specific types of discharges. Section 12 of the OWTS Policy provides a conditional waiver of WDRs if the septic system:

- is functioning as designed with no surfacing effluent
- does not operate while inundated by a storm event
- does not cause or contribute to a condition of nuisance or pollution
- complies with all applicable local agency ordinances and requirements
- complies with applicable TMDL implementation requirements, special provisions for impaired waterbodies, or supplemental treatment requirements imposed by Tier 3 of the OWTS Policy
- complies with Tier 4 corrective action requirements

Should a discharge not conform to the above requirements, the State or Regional Water Board may revoke the waiver and require the discharger to submit an ROWD and/or face enforcement action.

1.3 Project Description

The Project is to revise Resolution No. R8-2006-0024 and amend the Basin Plan. After the prohibition of discharges from new septic systems in Quail Valley was adopted in 2006 via this resolution (effective on June 19, 2007), the statewide OWTS Policy was adopted in 2012, and the local LAMP was approved in 2017. These documents provide requirements and restrictions for the siting, design, operation, and maintenance of septic systems. With these safeguards in place, it is proposed that Resolution No. R8-2006-0024 and the Basin Plan be revised with the exemptions to the prohibition expanded to allow for septic systems in certain subareas of Quail Valley under specific conditions as proposed below.

The discharge of waste from OWTS approved after the effective date of the Basin Plan Amendment would be prohibited unless the following conditions are met:

- The system is in Subareas 1, 2, 3, 5, 6, 7, or 8, and
- There is no available sanitary sewer service to serve the parcel, and
- The system meets the conditions and requirements of the Riverside County LAMP or an applicable, approved city LAMP, or
- If there is no applicable, approved LAMP at the time the system is to be installed, the system meets Tier 1 requirements of the statewide OWTS Policy.

2 Evaluating Potential Significant Adverse Impacts of Project

The environmental analysis includes identifying any significant or potentially significant adverse environmental impacts of the proposed Project, for which a finding for each is required. The findings include identifying changes or alterations in the Project that would avoid or substantially mitigate significant environmental effects. Should the Santa Ana Water Board determine the Project has benefits and the adverse impact is unavoidable, the agency may determine that the environmental effects are acceptable by making a statement of overriding considerations.

The Santa Ana Water Board may also determine that no fair argument exists that the Project could result in any reasonably foreseeable significant or potentially significant adverse environmental impacts. In that instance, the SED must include a finding to that effect in lieu of an analysis of Project alternatives and mitigation options.

The environmental checklist in Section 6 considers a variety of potential environmental impacts of expanding exemptions to the prohibition of discharges from new septic systems. The determination is that the impacts range from no impact to less than significant impacts. No significant or potentially significant adverse environment impacts were identified.

3 Project Alternatives

Title 23, Division 3, Chapter 27, Article 6 of the CCR (section 3777) requires that an SED contain an analysis of reasonable alternatives to a proposed project. The Santa Ana Water Board identified three alternatives for analysis of the Project.

3.1 Alternative 1: No Project

Under Alternative 1, the prohibition of discharges from new septic systems would remain in effect as identified in Resolution No. R8-2006-0024. Under Resolution R8-2006-0024, the Santa Ana Water Board intended for two lowland subareas (specifically Subareas 4 and 9) of Quail Valley to be sewered resulting in the restriction on new septic systems to be lifted for the remaining subareas (Subareas 1, 2, 3, 5, 6, 7, and 8) once sewering began. Note that Subarea 7 (considered as part of the lowland subareas) is a community that already has its own sewer line for existing development, though there are undeveloped parcels on its periphery.

Alternative 1 is rejected because water quality could still be protected while allowing septic systems with LAMP-approved siting and design elements.

3.2 Alternative 2: Lot Size-based Restrictions

Under Alternative 2, the basis for extending exemptions to the prohibition would be organized around lot size. This alternative has been deemed unnecessary because the County of Riverside's LAMP is designed to consider several factors in assessing the suitability of a parcel to support a septic system on an individual basis, and there is no minimum lot size requirement identified by the LAMP. If a site were deemed unsuitable to support a septic system under the LAMP guidelines, then the County of Riverside would not permit the system.

3.3 Alternative 3: Advanced Treatment Systems

Under Alternative 3, property owners would be required to install and maintain advanced treatment systems. Advanced treatment would not be a substitute for minimum siting and requirements identified in the County of Riverside's LAMP, so this alternative is deemed unnecessary.

4 Mitigation Measures

Section 6 of this SED evaluates environmental impacts that could result from implementation of the proposed Project and sets forth mitigation measures required to avoid or reduce environmental impacts, where feasible. As a result of this evaluation, it was determined that implementation of the proposed Project is not expected to significantly affect environmental resources; therefore, no mitigation measures are required.

5 Methods of Compliance

An environmental analysis includes the reasonably foreseeable methods of compliance, including a reasonable range of environmental, economic, and technical factors, population and geographic areas, and specific sites. No reasonably foreseeable significant adverse environmental impacts associated with the following methods of compliance have been identified.

5.1 Methods of Compliance

The proposed Basin Plan amendment requires action on the part of (1) the Santa Ana Water Board, (2) local agencies that review, inspect, and approve the design of septic systems and oversee the construction of the design, and (3) the public.

5.1.1 Santa Ana Water Board Requirements

The Santa Ana Water Board is responsible for ensuring the expansion of exemptions of discharges from new septic systems does not impair water quality. If the exemptions were found to not protect water quality, then the Santa Ana Water Board has the authority to partially or completely revoke the exemptions.

5.1.2 Local Agency Requirements

The City of Menifee is ultimately responsible for the oversight of septic systems within its boundaries. Specifically, the City of Menifee is responsible for septic system design review and has oversight of the installation of systems. In addition, the County of Riverside has an approved LAMP in compliance with Tier 2 of the OWTS Policy. Per the County of Riverside's LAMP, the City of Menifee has an established agreement with the County of Riverside for the County to provide plan check, planning review, and installation oversight for septic systems within the City. The City of Menifee is also responsible for oversight of septic system performance and requiring corrective actions for failing septic systems.

5.1.3 Public Requirements

The public is ultimately the group that would request the use of septic systems as a method to dispose waste in a manner that is protective of public health and generally believed by the public to be without significant environmental damage. The proposed amendment would allow septic systems that the public could purchase to comply with the OWTS Policy. Overall, the type of compliance needed depends upon under which OWTS Policy tier the public must comply.

- Tier 0 represents existing systems that are not obviously causing pollution and appear to be operating as designed.
- Tier 1 applies to new or replacement septic systems if a local agency Tier 2 program is not implemented. However, the City of Menifee has an agreement with the County of Riverside for the plan check, plan review, and installation oversight of septic systems, and the County of Riverside has an approved local agency Tier 2 program, the LAMP. Therefore, Tier 1 does not apply to septic systems within the City of Menifee because the approval process is through an agency with a Tier 2 program.
- Tier 2 applies to new or replacement septic systems that must comply with siting and design requirements contained in a LAMP. The County of Riverside has an approved LAMP, which identifies the City of Menifee as having an agreement with the County of Riverside for plan check, plan review, and installation oversight of septic systems.
- Tier 3 applies to septic systems that are near specifically identified surface waters that are known to be impaired by pathogens and/or nitrogen. Quail Valley is just upgradient of Canyon Lake, which is impaired by nutrients. However, the OWTS Policy requires that those septic systems within 600 feet of a specifically

identified impaired water body be addressed by an implementation plan prepared as part of a TMDL, or special provisions included in a LAMP and approved by a Regional Water Board. In this case, no portion of Quail Valley is within 600 feet of Canyon Lake; therefore, Tier 3 does not apply to Quail Valley.

- Tier 4 requires a property owner to replace a septic system failing on that property with a new component that will operate correctly, by meeting current standards rather than historical standards.

5.2 Cost Analysis

The methods of compliance and cost will vary, depending on the septic system design and how it is managed. Replacement is considered a major repair, though not for any lesser malfunction, such as a rag-blocked or crushed sewer.

5.2.1 Local Agencies

The County of Riverside has an approved LAMP, which identifies the City of Menifee as having an agreement with the County of Riverside for plan check, plan review, and installation oversight of septic systems. The County requires an applicant to pay a plan check submittal fee. The current plan check submittal fees for septic systems are $742 for conventional systems and $1040 for advanced treatment systems.

Continuing oversight of all septic systems in the City of Menifee will be provided by its existing Code Enforcement officers, who provide oversight of all septic systems in the City.

5.2.2 Property Owners

The costs for the property owners installing septic systems will have the greatest variability based on the design to provide adequate protection for specific site conditions. Based on the SED for the OWTS Policy, generally, a standard septic system for a three-bedroom home with two bathrooms is expected to cost approximately $10,000, including design and construction; a replacement septic tank would cost approximately $2,600; and a replacement leach field would cost $3,300 to $7,400. The cost for an OWTS for the same type of home using supplemental treatment is expected to cost approximately $26,000 for the supplemental treatment system, in addition to the leach field cost. The determination of system design requirements will be consistent for all applications to the County of Riverside, so that parcels within Quail Valley will not have an additional cost.

5.3 Identifying Adverse Impacts Associated with Methods of Compliance

The Santa Ana Water Board must consider reasonably foreseeable significant adverse environmental impacts associated with reasonably foreseeable methods of compliance for the proposed Basin Plan amendment. The exemptions to the septic system prohibition in Quail Valley in the proposed Basin Plan amendment would be subject to the requirements of the OWTS Policy, which did not identify adverse impacts associated with methods of compliance. Furthermore, there are no identified adverse impacts related to the additional methods of compliance involving local agencies.

5.4 Alternative Methods of Compliance

An alternative method to ensure household sanitary waste does not degrade water quality is to provide sanitary sewer service to Quail Valley. EMWD is currently installing sanitary sewer lines to a subset of residents and continues to seek funding for future sewer lines.

5.5 Mitigation Measures for Methods of Compliance

No fair argument exists that the reasonably foreseeable methods of compliance with the Project could result in any reasonably foreseeable significance adverse environmental impacts.

6 Environmental Checklist

Appendix to the State Water Board's CEQA regulations,

23 CCR sections 3720-3782

Environmental Checklist

PROJECT DESCRIPTION AND BACKGROUND

Lead Agency Name: California Regional Water Quality Control Board, Santa Ana Region

Lead Agency Address: 3737 Main Street, Suite 500, Riverside, CA 92501

Contact Person Name: Barbara Barry

Contact Person Phone Number: 951-248-0375

California Native American tribes traditionally and culturally affiliated with the Project area have been notified of the Project pursuant to Public Resources Code section 21080.3.1. No tribe requested consultation.

6.1 Project Description

The Santa Ana Water Board proposes to amend its Basin Plan to expand exemptions to the prohibition of OWTS (septic systems) in the Quail Valley community, located within the City of Menifee. The prohibition went into effect following septic system failures during heavy rain storms. The prohibition exemptions are being developed in accordance with requirements contained within the statewide OWTS Policy to safeguard against failures of new septic systems. The proposed exemptions to the prohibition will be based on a consideration of site conditions and septic system design, operation, and maintenance.

6.2 Evaluation of Environmental Impacts Identified in the Checklist

- A Regional Water Board must complete an environmental checklist prior to adoption of plans or policies. The checklist is a set standard of questions that the Regional Water Board must evaluate, and the checklist and evaluation become a part of the SED.
- For each environmental category in the checklist, the Regional Water Board must determine, as CEQA lead agency, whether a project could cause any adverse impact. If there were to be potential impacts not included in the standard checklist, those impacts should be added to that checklist.
- If the Regional Water Board were to determine that a particular adverse impact could occur as a result of the project, then the Regional Water Board must also determine whether the impact would be “Potentially Significant,” “Less than Significant with Mitigation Incorporated,” or “Less than Significant.” “Potentially Significant Impact” applies if there were to be substantial evidence that an effect could be significant. If there were to be one or more “Potentially Significant Impact” entries in the checklist evaluation, the SED must include an “Environmental Impact Report” level analysis. “Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures would reduce an effect from being a “Potentially Significant Impact” to a “Less than Significant Impact.” The Regional Water Board must either require the specific mitigation measures or be certain of their application by another agency. “Less than Significant” applies if the impact would not be significant, and mitigation would not be required. Should a project have no impact, then a “No Impact” determination would be made.

- The Regional Water Board must provide a brief explanation for its determination for each of the environmental questions. The explanations may be included in a written report described in the State and Regional Water Boards' regulations for implementation of CEQA, 23 CCR section 3777(a)(1), or in the checklist itself. The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the specific mitigation measure(s) identified, if any, to reduce the impact to less than significant. The Regional Water Board may determine the significance of the impact by considering factual evidence or agency standards or thresholds. If there were to be "No Impact," the Regional Water Board should briefly describe the basis for that determination.
- The Regional Water Board must include mandatory findings of significance (Checklist XVII), if required under CEQA Guidelines section 15065.
- The Regional Water Board should provide references used to identify potential impacts, including a list of information sources and individuals contacted.

6.3 Environmental Factors Analyzed

The following environmental checklist factors were analyzed: Aesthetics; Agriculture and Forest Resources; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Waste; Hydrology and Water Quality; Land Use Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Tribal Cultural Resources; Utilities and Service Systems; and Mandatory Findings of Significance.

6.4 Environmental Factors Potentially Affected

The following environmental checklist factors were identified as having a "Less than Significant Impact": Aesthetics; Agriculture and Forest Resources; Air Quality; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Waste; Hydrology and Water Quality; Land Use Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Utilities and Service Systems; and Mandatory Findings of Significance.

6.5 Staff Determination

On the basis of the evaluation, the proposed Project would not have a significant effect on the environment, and, therefore, no alternatives or mitigation measures are proposed.

Note: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151,

Public Resources Code; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).

6.6 Aesthetics

6.6.1 Would the Project Have a Substantial Adverse Effect on a Scenic Vista?

No Impact. A scenic vista is the public viewpoint of an expansive landscape. Additional septic systems, which would be underground, would not be visible. However, additional structures constructed alongside the septic systems could be visible, though would be in a residential community with established lots and structures. Therefore, the Project would have no impact.

6.6.2 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. According to the City of Menifee, General Plan (Section C-6 Scenic Highways), no portion of Quail Valley is designated by the City as an eligible Riverside County or State scenic highway. California's Scenic Highway Program was created by the Legislature in 1963 to protect and enhance natural landscapes along roadways and is managed by the California Department of Transportation. Eligible or designated highways are identified in Section 263 of California's Streets and Highways Code (SHC). SHC section 263.1 includes the entirety of Route 74 in the State scenic highway system and is the closest eligible or designated highway to the community of Quail Valley. Route 74 is miles from Quail Valley, and any development in Quail Valley, as a result of the Project in allowing discharges from new septic systems, would not affect the visible landscape from that highway. Therefore, the Project would have not impact.

6.6.3 Would the Project Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings?

No Impact. Quail Valley's visual character consists of indistinct one- and two-story houses with minimal landscaping interspersed and undeveloped lots on arid, rolling hills with rural roads and overhead power lines, as noted in Figures 1, 2, 3, and 4. The current landscape of Quail Valley is that of a residential community. The Project, allowing discharges from new septic systems, thereby resulting in denser housing, fits into the existing landscape. Therefore, the Project would have no impact.

Figure 1. Quail Valley. Image showing views from Quail Valley captured on December 12, 2017 by Chuck Griffin.

Figure 2. Quail Valley. Image showing view from Quail Valley captured on December 12, 2017 by Chuck Griffin.

Figure 3. Quail Valley. Image showing view of Quail Valley captured on June 3, 2017 by Chuck Griffin.

Figure 4. Quail Valley. Image showing view of Quail Valley captured on December 12, 2017 by Chuck Griffin.

6.6.4 Would the Project Create a New Source of Substantial Light or Glare, which Would Adversely Affect Day or Nighttime Views in the Area?

Less than Significant Impact. Discharges from new septic systems would not impact nighttime views. However, the resulting new construction would add more residential lighting in the area. Nevertheless, the impact would be less than significant because of the existing urban area.

6.7 Agriculture and Forest Resources

6.7.1 Would the Project Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the Maps Prepared pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency, to Non-agricultural Use?

Less than Significant Impact. Quail Valley is largely a residential community of approximately 832 acres comprised of hilly residential lots with approximately 3,878 parcels, half of which contain structures. Approximately 70 of the 832 acres are zoned "vacant property assigned to agricultural division."

The California Natural Resources Agency clarifies that for their Farmland Mapping and Monitoring Program the "data does not reflect general plan or zoning designations, city limit lines, changing economic or market conditions, or other factors which may be taken into consideration when land use policies are determined. This data is not designed to be used for parcel specific planning purposes due to its scale and the size of the minimum mapping unit (10 acres). The Department of Conservation makes no warranties as to the suitability of this data for any particular purpose."

Prime Farmland is land with physical and chemical characteristics suited to agriculture or crops; however, it does not include land already in or committed to urban development. Unique Farmland is land that will support high-value crops. Other farmland or Farmland of Local Importance is land important to crops, as determined by State or local governments.

The Department of Conservation's California Important Farmland map identifies three land use types in the Quail Valley area: (1) Other Land is "Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land;" (2) "Urban and Built-Up Land is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a ten-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures; and

(3) "Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee."

There are two areas of Farmland of Local Importance in Quail Valley. One area of Farmland of Local Importance is located across the border of Subarea 1 and Subarea 5, following a dirt road and for which the land use for each parcel is identified as "vacant land most probable use residential." The other Farmland of Local Importance is the area located north of South Canyon Drive in Subarea 6, for which the land use is identified as “all other vacant land not covered by one of the above codes,” “vacant land most probable use residential,” and “improved manufactured home lot.”

Although the discharges from new septic systems would not directly impact farmland, any development in Quail Valley, as a result of the Project allowing these discharges, could convert any existing farmland to residential use. However, the impact would be less than significant because of the existing, large residential community in Quail Valley and the current land use designations identifying lots as residential being the most probable use.

6.7.2 Would the Project Conflict with Existing Zoning for Agricultural Use or a Williamson Act Contract?

Less than Significant Impact. The Land Conservation Program established by the Williamson Act conserves agricultural land. The two types of land use in Quail Valley for the purposes of the Williamson Act are: (1) Non-enrolled Land, which is land not enrolled in the Williamson Act program and not identified by the Farmland Mapping and Monitoring program as urban; and (2) Urban and Built-up Land, which is land on which there is at least one dwelling unit per five acres. No portion of the 70 acres designated as agricultural in Quail Valley is enrolled in the Williamson Act.

As noted earlier, the discharges from new septic systems would not directly impact farmland. However, any development in Quail Valley, as a result of the Project allowing these discharges, could convert any existing farmland to residential use. However, the impact would be less than significant because of the existing, large residential community in Quail Valley and the current land use designations identifying lots as residential being the most probable use.

6.7.3 Would the Project Conflict with Existing Zoning for or Cause Rezoning of Forest Land (as Defined in Public Resources Code Section 12220(g)), Timberland (as Defined in Public Resources Code Section 4526), or Timberland Zoned as Timberland?

No Impact. There is no forest land or timberland within Quail Valley, as defined in the Public Resources Code, with which to conflict with or cause rezoning.

6.7.4 Would the Project Result in the Loss of Forest Land or Conversion of Forest Land to Non-forest Use?

No Impact. There is no forest land within Quail Valley. Revising the prohibition of discharges from new septic systems in Quail Valley to allow for new discharges does not necessitate converting forest land to another use.

6.7.5 Would the Project Involve Other Changes in the Existing Environment and Result in Conversion of Farmland to Non-agricultural Use or Forest Land to Non-forest Use Due to the Location or Nature of the Changes?

Less than Significant Impact. There is no forest land within Quail Valley. Revising the prohibition of discharges from new septic systems in Quail Valley to allow for new discharges does not necessitate converting designated farmland to another use. However, any development in Quail Valley, as a result of the Project allowing these discharges, could convert any existing farmland to residential use. However, the impact would be less than significant because of the existing, large residential community in Quail Valley and the current land use designations identifying lots as residential being the most probable use.

6.8 Air Quality

6.8.1 Would the Project Conflict with or Obstruct Implementation of an Applicable Air Quality Plan?

No Impact. The South Coast Air Quality Management District (South Coast AQMD) has an Air Quality Management Plan for southern California counties of Los Angeles, Orange, Riverside, and San Bernardino. As noted below, this plan establishes how California will attain National Ambient Air Quality Standards (NAAQS) for specific pollutants, none of which are associated with septic tanks. Therefore, there would be no impact from the Project.

6.8.2 Would the Project Violate any Air Quality Standard or Contribute Substantially to an Existing or Projected Air Quality Violation?

No Impact. The U.S. Environmental Protection Agency regulates air quality under the federal Clean Air Act (CAA) and establishes health-based ambient air quality standards states are required to meet. The California Air Resources Board regulates mobile sources of air pollution under the California Clean Air Act and establishes air quality standards local governments are required to meet. The State Legislature further created the South Coast AQMD to regulate stationary sources of air pollution in the southern California counties of Los Angeles, Orange, Riverside, and San Bernardino.

The CAA established the NAAQS that identifies the following six criteria pollutants: ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide, lead, and particulate matter (PM). The South Coast AQMD developed an Air Quality Management Plan to establish how California will attain the NAAQS to comply with standards for O_3 and fine PM 2.5 micrometers or less in diameter ($PM_{2.5}$), none of which are associated with septic systems. The associated Air Quality Monitoring Network Plan identifies ambient air monitoring locations at 28 stations within the South Coast AQMD's jurisdiction. The location closest to Quail Valley is Lake Elsinore, air quality station number 060659001, which has monitored ambient air for CO, NO_2, O_3, $PM_{2.5}$, and coarse PM 10 micrometers or less in diameter (commonly known as PM_{10}) since June 1987. Of these, septic systems could produce CO gas as organic material decomposes and then is taken up by soil micro-organisms in the drain field. The soil acts as a "sink" for CO; therefore, there would be no impact to any air quality standard or violation.

6.8.3 Would the Project Result in a Cumulatively Considerable Net Increase of any Criteria Pollutant for which the Project Region is in Non-attainment under an Applicable Federal or State Ambient Air Quality Standard (Including Releasing Emissions that Exceed Quantitative Thresholds for O_3 Precursors)?

No Impact. The operation of OWTS does not generate criteria pollutants specific to air quality. For this reason, there would be no impact.

6.8.4 Would the Project Expose Sensitive Receptors to Substantial Pollutant Concentrations?

Less than Significant Impact. Sensitive receptors are individuals, such as children, elderly, and athletes, who are more susceptible to the effects of air pollution. Properly functioning septic systems release a negligible amount of methane (CH_4), carbon dioxide (CO_2), and NO_2; therefore, the impact would be less than significant.

6.8.5 Would the Project Create Objectionable Odors Affecting a Substantial Number of People?

Less than Significant Impact. Septic systems produce odorous gas as a natural byproduct of bacteria breaking down organic matter; however, that gas does not enter ambient air from a properly functioning septic system. Furthermore, the OWTS Policy contains specific requirements for maintenance and repair of faulty systems. When cleanout operations for septic systems are in progress, odors could occur for brief periods in areas immediately surrounding those systems. However, this condition is temporary and already present under cleanout operations for existing septic systems. Also, functioning septic systems do not require frequent cleanouts. Therefore, impacts would be less than significant.

6.9 Biological Resources

6.9.1 Would the Project Have a Substantial Adverse Effect, either Directly or Indirectly 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?

No Impact. Quail Valley is a largely developed and disturbed land with areas of coastal sage scrub and grasslands in the uplands and riparian scrub in the waterways. The Western Riverside County Regional Conservation Authority (Regional Conservation Authority) has not identified any Public-Quasi Public or Regional Conservation Area land in Quail Valley. Areas that were not identified as developed were a part of the Regional Conservation Authority's burrowing owl survey area, which the Regional Conservation Authority determined to be adequately conserved. Furthermore, Quail Valley does not have an area plan for biological resources. Therefore, there would be no Project impact.

6.9.2 Would the Project Have a Substantial Adverse Effect on any Riparian Habitat or Other Sensitive Natural Community Identified in Local or Regional Plans, Policies, Regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The City of Menifee is located within the California Department of Fish and Wildlife, Inland Deserts Region. There is no ecological reserve or wildlife area in Quail Valley. As noted above, there is no local or regional plan. No sensitive habitat or community has been identified in Quail Valley. Regardless, discharges from new septic systems would not impact riparian habitat or other sensitive natural community because the County of Riverside LAMP specifies siting and design requirements to ensure new septic systems are only permitted on lots that are suitable to support the proposed system, thereby protecting nearby habitat. Therefore, there would be no Project impact.

6.9.3 Would the Project have a Substantial Adverse Effect on Federally Protected Wetlands as Defined by Section 404 of the CWA (Including but Not Limited to Marsh, Vernal Pool, and Coastal) through Direct Removal, Filling, Hydrological Interruption, or Other Means?

No Impact. As noted in Figures 5 and 6, the U.S. Fish and Wildlife Service identifies three drainages in Quail Valley as riverine (an area in Subarea 7), a freshwater pond (just west of the Canyon Heights development), and a freshwater emergent wetland (the area upstream of the freshwater pond). Discharges from new septic systems would not impact these waterways because the County of Riverside LAMP specifies siting and design requirements to ensure new septic systems are only permitted on lots that are suitable to support the proposed system, thereby protecting the waterways. Furthermore, the Santa Ana Water Board evaluates compliance with water quality

standards through CWA section 401 when development requires a CWA section 404 permit. Therefore, the Project would have no impact.

Figure 5. U.S. Fish and Wildlife Service designated riverine habitat in Quail Valley.

Figure 6. U.S. Fish and Wildlife Service designated riverine habitat in Quail Valley.

6.9.4 Would the Project Interfere 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?

No Impact. Intermittent streams flow through Quail Valley to Canyon Lake, though no fish have been identified in the streams.

Two conservation plans apply to Quail Valley: the Riverside County Habitat Conservation Agency Stephens' Kangaroo Rat Habitat Conservation Plan and Western Riverside County's Regional Conservation Authority's Riverside County Multiple

Species Habitat Conservation Plan. Both plans include potential habitat in Quail Valley; however, neither kangaroo rats nor burrowing owls have been identified in Quail Valley.

Quail Valley is an existing residential community. Allowing exemptions to the prohibition of waste discharges from new septic systems would result in in-filling rather than expanding the boundaries of the community and, therefore, would not have an impact on any wildlife corridor. In addition, Quail Valley is not identified as having a wildlife corridor nor wildlife nursery sites.

6.9.5 Would the Project Conflict with any Local Policies or Ordinances Protecting Biological Resources, such as a Tree Preservation Policy or Ordinance?

No Impact. The Project would allow exemptions to the prohibition of waste discharges from new septic systems. These exemptions would allow property owners in certain subareas to pursue permitting for residential septic systems; however, they would not supersede any local ordinance or policy.

6.9.6 Would the Project Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan?

No Impact. As indicated earlier, two conservation plans include potential habitat in Quail Valley for the Stephens' kangaroo rat and the burrowing owl (see section 6.9.4). However, no kangaroo rat or burrowing owl has been identified in Quail Valley. The Project would allow exemptions to the prohibition of waste discharges from new septic systems. These exemptions would allow property owners in certain subareas to pursue permitting for residential septic systems; however, they would not supersede or conflict with any existing conservation plan.

6.10 Cultural Resources

6.10.1 Would the Project Cause a Substantial Change in the Significance of an Historical Resource as Defined in CCR Section 15064.5?

Less than Significant Impact. Section 15064.5 of the CCR defines "historical resources" as a resource listed in the California Register of Historical Resources, a local register of historic places, or an area with historically significant features. California State Parks' Office of Historic Preservation maintains a list of historic resources. The list shows no portion of Quail Valley identified as a California Historical Resource or a California Historical Landmark. However, the Menifee Valley Historical Association has placed an historical marker at the Quail Valley Volunteer Fire Station and makes note of the Quail Valley Country Club, which was located in what is now an open field. Potential development, as a result of the Project allowing discharges from septic systems, could occur in the open field, though the impact would be less than significant because the country club and any associated structures no longer exist.

6.10.2 Would the Project Cause a Substantial Adverse Change in the Significance of an Archaeological Resource pursuant to CCR Section 15064.5?

No Impact. No portion of Quail Valley is known to contain an archeological site.

6.10.3 Would the Project Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature?

No Impact. No portion of Quail Valley is known to contain a paleontological resource or site or to be the setting of a unique geologic feature.

6.10.4 Would the Project Disturb any Human Remains, Including those Interred Outside of Dedicated Cemeteries?

No Impact. No portion of Quail Valley is known to contain human remains. No maintained cemetery is located in Quail Valley. Twenty-five Bands and four Tribes were notified of the Project, and none identified cultural resources in Quail Valley.

6.11 Geology and Soils

6.11.1 Would the Project Expose People or Structures to Potential Substantial Adverse Effects, Including the Risk of Loss, Injury, or Death Involving Rupture of a Known Earthquake Fault, Strong Seismic Ground Shaking, Seismic-related Ground Failure (Including Liquefaction), or Landslides?

No Impact involving the following: (1) 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); (2) strong seismic ground shaking; (3) seismic-related ground failure, including liquefaction; and (4) landslides.

The western portion of Quail Valley is within the Lake Elsinore quadrangle map that delineates a portion of the Elsinore fault zone; however, the fault zone does not approach Quail Valley. Further, septic systems are geologically shallow features that do not cause faultline ruptures or seismic activity. There are also no liquefaction zones in the community of Quail Valley. There are areas on the hillsides of Quail Valley that have earthquake-induced landslide potential but the City of Menifee addresses this by requiring mitigation as part of their permitting process for new septic systems. Therefore, there would be no Project impacts.

6.11.2 Would the Project Result in Substantial Soil Erosion or the Loss of Top Soil?

Less than Significant Impact. There is soil disturbing activity during the installation of a septic system, after which a vegetative cover, such as grass, could grow to stabilize the

area. There is no long-term substantial erosion potential, and the County of Riverside permitting process considers soil conditions prior to any approval. Therefore, Project impacts would be less than significant.

6.11.3 Would the Project 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- or Off-site Landslide, Lateral Spreading, Subsidence, Liquefaction, or Collapse?

No Impact. Hillsides in the City of Menifee, including in areas of Quail Valley, may contain soils that are unstable but discharges from new septic systems would not cause instability or result in landsides. The City of Menifee General Plan states that unstable areas can be managed by restricting development in unstable areas with grading codes for earthwork construction, geologic and soil investigation and review, construction of drainage structures, and the placement of warning systems, if necessary. The site specific analysis would prevent any potential impacts.

6.11.4 Would the Project Be Located on Expansive Soil, as Defined in Table 18-1-B of the Uniform Building Code (1994), Creating Substantial Risks to Life or Property?

No Impact. Quail Valley contains alluvial sediments that could contain fine-grained soils, including expansive soils. The presence of expansive soils is variable per parcel. Expansive soil is most probable in the valley areas with channel deposits and less probable on slopes. According the City of Menifee General Plan, development of projects would require subsurface geotechnical exploration and testing and compliance with recommendations in project geotechnical investigation reports. In addition, soil conditions are reviewed during the permitting process for discharges from new septic systems and, therefore, no impact is expected.

6.11.5 Would the Project Have Soils Incapable of Adequately Supporting the Use of Septic Tanks or Alternative Waste Water Disposal Systems Where Sewers Are Not Available for the Disposal of Waste Water?

Less than Significant Impact. Soil conditions in certain areas of Quail Valley are not suitable to support the operation of a septic system. These areas are identified during the permit application process, so that septic systems would not be installed where soils are found to inadequately support the function of septic tanks. Therefore, Project impacts would be less than significant.

6.12 Greenhouse Gas Emissions

6.12.1 Would the Project Generate Greenhouse Gas Emissions, either Directly or Indirectly, that Might Have a Significant Impact on the Environment?

Less than Significant Impact. Operating septic systems generates air pollutants, as noted in the Air Quality section, though not in any significant amounts when compared with other sources of air pollution.

The decomposition of solids in a residential septic system produces approximately 0.13 pound of CH_4 per day. CH_4 is a greenhouse gas, reacts in the atmosphere with other compounds, and breaks down in about 12 years.

Figure 7 shows 66 vacant Quail Valley parcels, highlighted in blue, that are at least 0.5 acre and less than one acre. If a new septic system were installed on each parcel, these systems would generate 8.58 pounds of CH_4 per day or 3,132 pounds per year. Figure 8 shows 161 vacant Quail Valley parcels, highlighted in blue, that are at least one acre. If a new septic system were installed on each parcel, these systems would generate 20.93 pounds of CH_4 per day or 7,639 pounds per year. Figure 9 shows 1,795 vacant Quail Valley parcels, highlighted in blue, that are each on less than 0.5 acre and cumulatively on 315 acres. If parcels were merged to be 0.5-acre lots, there would potentially be 680 new septic systems that would generate 88.4 pounds of CH_4 per day or 32,266 pounds per year. If the parcels were merged to be one-acre lots, there would potentially be 315 new septic systems that would generate 40.95 pounds of CH_4 per day or 14,947 pounds per year. If the parcels were merged to be 2.5-acre lots, there would potentially be 126 new septic systems that would generate 16.38 pounds of CH_4 per day or 5,979 pounds per year.

Figure 7. Vacant parcels in Quail Valley that are at least 0.5 acre and less than 1.0 acre.

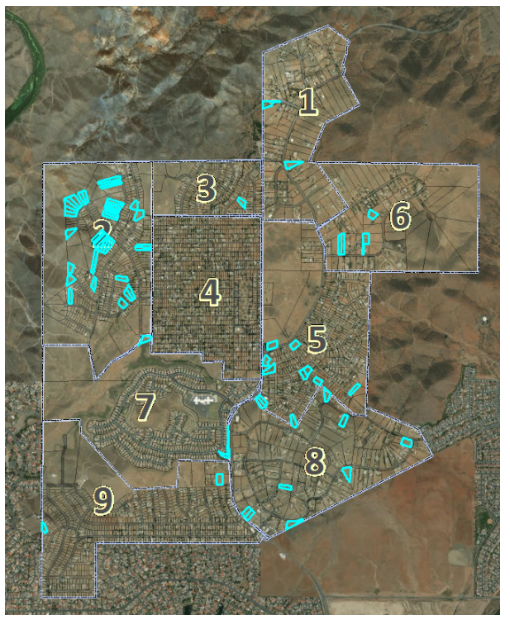


Figure 8. Vacant parcels in Quail Valley that are at least 1.0 acre.

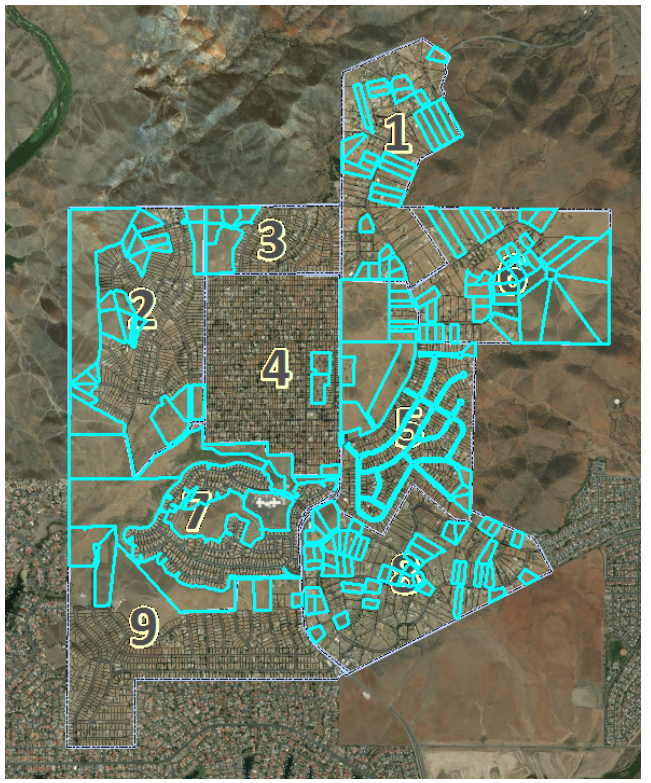
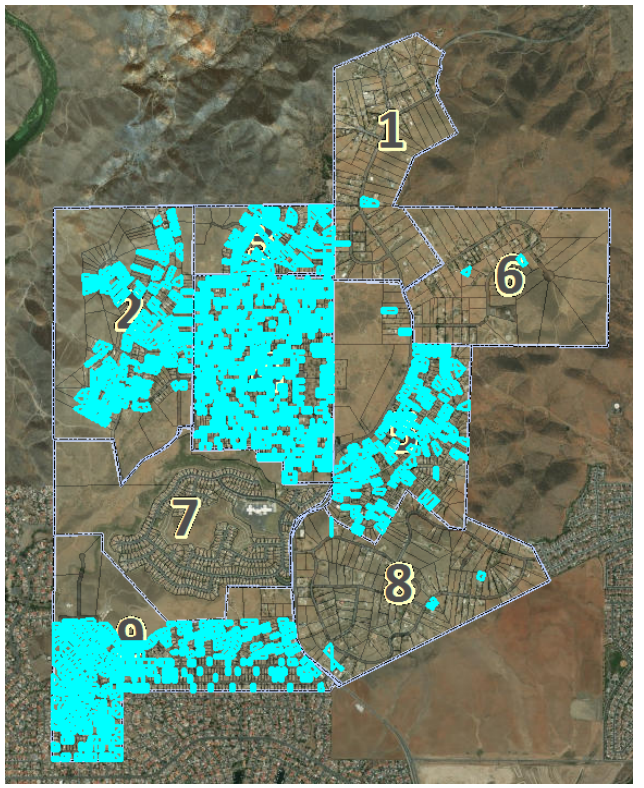


Figure 9. Vacant parcels in Quail Valley that are less than 0.5 acre.



Septic systems, though, are not major contributors of CH_4. The major contributors of CH_4 to cumulative air quality impacts are dairy and livestock, landfills, cropland, industrial wastewater, and oil and gas extraction. Together, these major contributors were found to generate 118 million metric tons of CO_2 equivalent (CO_2e). The maximum amount of CH_4 emissions from these options would be 43,037 pounds of CO_2 a year, which is 0.000017 percent of the major contributors. The Project would not significantly increase the amount of CH_4 produced by individual septic systems, and the contribution from new septic systems would not be considerable. Also, as noted earlier under the Air Quality section, properly functioning septic systems release a negligible amount of CH_4 and CO_2. Therefore, Project impacts would be less than significant.

6.12.2 Would the Project Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases?

Less than Significant Impact. Quail Valley is in the South Coast AQMD where CH_4 is not a criteria pollutant. In addition, revising the prohibition to allow new discharges from septic systems in Quail Valley would not affect applicable air quality plans or programs, such as the Riverside County Regional Air Quality Task Force, the Southern California Association of Government's Regional Transportation Plan/Sustainable Communities Strategy, the Riverside County Climate Action Plan, and the South Coast Air Quality Management District's Air Quality Management Plan to reduce air pollution at the regional level. Even though septic systems generate greenhouse gases of CH_4 and CO_2, properly functioning systems would release negligible amounts, represent a small percentage of emissions, and not conflict with State policies for reducing such emissions when compared with major contributors of CH_4, such as transportation, industrial activities, and power generation, which are the major contributors to significant cumulative air quality impacts. Therefore, Project impacts would be less than significant.

6.13 Hazards and Hazardous Waste

6.13.1 Would the Project Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials?

No Impact. Even though there is a potential for hazards related to septage pumping, transport, treatment, and disposal, and also to the discharge of OWTS effluent into groundwater and surface water, household sewage waste is not identified as hazardous.

A hazardous waste is one that is potentially harmful to human health or the environment and is identified on one of four Resource Conservation and Recovery Act (RCRA) lists: (1) the F-list of non-specific wastes identified in 22 CCR section 66261.31; (2) the K-list of source-specific wastes identified in 22 CCR section 66261.32; (3) the P-list and U-list of discarded commercial chemical products identified in 22 CCR section 66261.33(e) and (f); and (4) the M-listed wastes of discarded mercury-containing products as

identified by the California Department of Toxic Substances Control (DTSC). None of these lists identify household sanitary waste. Further, there is no hazardous material site as identified by DTSC's Hazardous Waste and Substance File Site List (also known as the Cortese List). Therefore, the Project would have no impact.

6.13.2 Would the Project 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?

No Impact. Household sewage waste is not identified as hazardous. A hazardous waste is one that is potentially harmful to human health or the environment and is identified on one of four RCRA lists, as indicated in section 6.13.1. None of these lists identify household sanitary waste as hazardous.

6.13.3 Would the Project Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-quarter Mile of an Existing or Proposed School?

No Impact. Household sewage waste is not identified as hazardous. See above for further details.

6.13.4 Would the Project Be Located on a Site that Is Included on a List of Hazardous Materials Sites Compiled pursuant to Government Code Section 65962.5 and, as a Result, Create a Significant Hazard to the Public or the Environment?

No Impact. There is no site on the Cortese List located within the City of Menifee.

6.13.5 Would the Project Result in a Safety Hazard for People Residing or Working in the Project Area (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)?

No Impact. There are no public or private use airports within two miles from Quail Valley.

6.13.6 Would the Project Result in a Safety Hazard for People Residing or Working in the Project Area (for a Project within the Vicinity of a Private Airstrip)?

No Impact. The two closest airports or airstrips are both privately owned: Perris Valley Airport-L65 is approximately 2.5 miles, and Skylark Field Airport is approximately four miles from Quail Valley. The installation of new septic systems and associated residential structures would not be within the vicinity of a private airstrip. Therefore, there would be no impact.

6.13.7 Would the Project Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan?

Less than Significant Impact. Safety Element, S-6: Disaster Preparedness, Response, and Recovery in the City of Menifee's General Plan addresses emergency response. The installation of new septic systems and associated residential structures in approximately three percent of the western perimeter of the City of Menifee would not conflict with its emergency response plans, so impacts would be less than significant.

6.13.8 Would the Project Expose People or Structures to a Significant Risk of Loss, Injury, or Death Involving Wildland Fires, Including Where Wildlands Are Adjacent to Urbanized Areas or Where Residences Are Intermixed with Wildlands?

Less than Significant Impact. There is open space adjacent to Quail Valley. The Project would allow for housing on undeveloped residential parcels within an established community. Wildland fires could potentially occur in this area. Allowing waste discharges from new septic systems could result in a greater number of houses and population in the community; therefore, more structures and people would be vulnerable to the impacts of a wildfire. However, the Project itself does not directly expose people or structures to a risk of loss, injury, or death involving wildfires.

6.14 Hydrology and Water Quality

6.14.1 Would the Project Violate any Water Quality Standards or WDRs?

Less than Significant Impact. Failing septic systems have the potential to affect water quality. New septic systems were prohibited in Quail Valley through Resolution No. R8-2006-0024 (adopted on October 3, 2006) because of wide-spread failures. This Resolution included the finding that "poor soil conditions, combined with high groundwater in the area, are not suitable for septic system use, as evidence by a large number of septic system failures." This was further explained in a March 11, 2016 Santa Ana Water Board staff report that attributed reasons for failing septic systems to: (1) high groundwater; (2) poor soil conditions; (3) shallow impermeable strata; and (4) poor maintenance of septic systems.

After the prohibition went into effect, the State Water Board adopted the OWTS Policy (Resolution No. 2012-0032, June 19, 2012). The OWTS Policy established siting, construction, and performance requirements for septic systems. The County of Riverside opted to develop a LAMP under the OWTS Policy for unincorporated County areas and incorporated cities that have established agreements with Riverside County. The LAMP was approved by the Colorado River Regional Water Quality Control Board through Resolution R7-2016-0038 on November 17, 2016. The County of Riverside oversees septic system permit applications and installations for the City of Menifee (where Quail Valley is located). The City of Menifee oversees compliance issues related

to septic systems and responds to septic system failures that will require correcting the failure or will escalate to additional enforcement action.

The Project proposes to allow the County of Riverside to apply its LAMP requirements for the review and approval of new and replacement septic systems in Subareas 1, 2, 3, 5, 6, 7, and 8 of Quail Valley. Water quality would be protected in these areas through implementation of the OWTS Policy and the LAMP requirements. If properties have conditions that do not meet the minimum LAMP standards, such as unsuitable hydro-geology, no future property additions or modifications that could potentially increase wastewater flow to the septic system or decrease the usable area for the septic system would be allowed.

The OWTS Policy and LAMP ensure that new septic systems are located, designed, installed, operated, inspected, and maintained to prevent the discharge of pollutants to the ground surface, surface waters, and groundwater. The proposed amendment would rely on the OWTS Policy and LAMP to ensure compliance with water quality standards and not degrade water quality. Impacts, therefore, would be less than significant.

6.14.2 Would the Project Substantially Deplete Groundwater Supplies or Interfere Substantially with Groundwater Recharge such that There Would Be a Net Deficit in Aquifer Volume or a Lowering of the Local Groundwater Table Level (e.g., the Production Rate of Pre-existing Nearby Wells Would Drop to a Level that Would Not Support Existing Land Uses or Planned Uses for which Permits Have Been Granted)?

No Impact. Adequately designed septic systems are sized so that the volume of discharge does not overwhelm the surrounding soil. Discharges from septic systems do not deplete groundwater levels nor hinder groundwater recharge. In addition, Quail Valley does not rely on local groundwater supplies because of the geologic nature of the area and limited supply and availability. Instead, EMWD supplies the drinking water to the community. Therefore, there would be no Project impacts.

6.14.3 Would the Project Substantially Alter the Existing Drainage Pattern of the Site or Area, Including through the Alteration of the Course of a Stream or River, in a Manner that Would Result in Substantial Erosion or Siltation On- or Off-site?

Less than Significant Impact. The Project would result in below ground-surface discharges, and the permitting process for new septic systems would evaluate a site for the suitability of a septic system prior to it being permitted. This process would address below ground drainage and erosion that could result in voids and ensure that septic waste does not surface. Discharges from septic systems themselves do not alter watercourses or drainage patterns resulting in erosion, but the placements of the systems would disturb soil. Also, the exemptions to the prohibition for some subareas would allow for development to occur, which would create impervious surfaces and potentially alter drainage patterns. A drainage analysis of development not yet identified

is still speculative and would be addressed at the local level. Impacts from the Project itself, though, would be less than significant.

6.14.4 Would the Project Substantially Alter the Existing Drainage Pattern of the Site or Area, Including through the Alteration of the Course of a Stream or River, or Substantially Increase the Rate or Amount of Surface Runoff in a Manner that Would Result in Flooding On- or Off-site?

Less than Significant Impact. The Project would result in below ground-surface discharges rather than surface discharges. The permitting process for new septic systems would evaluate a site for the suitability of a septic system prior to it being permitted to ensure that septic waste does not surface. Discharges from septic systems themselves do not alter watercourses or drainage patterns resulting in changes in surface runoff, but the placements of the systems would disturb soil and could alter drainage patterns. Also, the exemptions to the prohibition for some subareas would allow for development to occur, which would create impervious surfaces and potentially alter drainage patterns. A drainage analysis of development not yet identified is still speculative and would be addressed at the local level. Impacts from the Project itself, though, would be less than significant.

6.14.5 Would the Project Create or Contribute Runoff Water that Would Exceed the Capacity of Existing or Planned Stormwater Drainage Systems or Provide Substantial Additional Sources of Polluted Runoff?

Less than Significant Impact. Failing septic systems could result in surfacing waste discharge and contribute to polluted runoff. The permitting process for new septic systems, however, would evaluate a site for the suitability of a septic system prior to it being permitted to ensure that septic waste is properly treated and does not surface. The houses currently in this area do not have significant landscaping that requires fertilizers or pesticides or outdoor watering. Based on the topography and landscaping practices in Quail Valley, any additional homes built in the area due to the Project would not generate significant amounts of pollutants in runoff, even though these homes would increase the amount of impervious surfaces. In addition, surface runoff in Quail Valley is directed to creeks rather than storm drain systems. Therefore, Project impacts would be less than significant.

6.14.6 Would the Project otherwise Substantially Degrade Water Quality?

Less than Significant Impact. Quail Valley has a history of existing septic systems failing during heavy rain events. These failing septic systems could result in surfacing waste discharge and contribute to polluted runoff. However, the current permitting process for new septic systems would evaluate a site for the suitability of a septic system prior to it being permitted to ensure that septic waste is properly treated and does not degrade water quality under the requirements of the LAMP and local ordinances. In addition, the proposed Project would not expand exemptions to the prohibition of discharges from

new septic systems to high density, lowland Subareas 4 and 9. Therefore, the Project would have less than significant impacts.

6.14.7 Would the Project Place Housing within a 100-year Flood Hazard Area as Mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or Other Flood Hazard Delineation Map?

No Impact. Quail Valley is identified by the Federal Emergency Management Agency (FEMA) as being an area of minimal flood hazard. The community is not prone to being inundated by a 100-year flood, which is defined by FEMA as a Special Flood Zone Hazard Area for an area having a one percent chance of being inundated by a flood in any given year. Quail Valley is an Area of Minimal Flood Hazard, which is defined by FEMA as an area outside the Special Flood Zone Hazard Area and higher than the elevation of the 0.2 percent annual chance flood or a 500-year flood. Therefore, since Quail Valley does not have areas within a 100-year Flood Hazard Area, no impact would be expected.

6.14.8 Would the Project Place within a 100-year Flood Hazard Area Structures that Would Impede or Redirect Flood Flows?

No Impact. According to the FEMA Flood Map Service Center, Quail Valley is in an area of minimal flood hazard and, therefore, outside of a 100-year flood area.

6.14.9 Would the Project Expose People or Structures to a Significant Risk of Loss, Injury, or Death Involving Flooding, Including Flooding as a Result of the Failure of a Levee or Dam?

Less than Significant Impact. The closest upstream dam is at Perris Reservoir (33.86° N, -117.20° W), which is owned by the California Department of Water Resources (DWR). The dam was at high risk of failing in a 7.5 magnitude or greater earthquake with Quail Valley being in the dam hazard zone. However, in April 2018, DWR completed a major retrofit to Perris Dam as part of a Statewide effort to reduce seismic risks to dams. The dam upgrades were designed to withstand a magnitude 7.5 earthquake. Furthermore, the Emergency Release Facility Project will provide additional improvements downstream of the reservoir to direct the flow of water in an emergency requiring the dewatering of the reservoir.

The proposed Project has the potential to increase the number of houses in Quail Valley, therefore, exposing more people to the risk from Perris Reservoir if the dam were to fail during an earthquake. However, the recent improvements to the dam and the additional planned projects are designed to enhance public safety minimize the risk. The impact would be, therefore, less than significant.

6.14.10 Would the Project Be Inundated by Seiche, Tsunami, or Mudflow?

No Impact. Quail Valley is not a coastal community, is approximately ten miles from Lake Perris, and is not expected to be impacted by a seismically-induced seiche. Also, there is no potential threat to inundation by a tsunami or mudflow.

6.15 Land Use and Planning

6.15.1 Would the Project Physically Divide an Established Community?

No Impact. The proposed Project would affect parcels already zoned as residential lots in a residential community. The installation and operation of additional septic systems in Quail Valley, however, would not result in a physical division of the community. There would be no impact from the Project.

6.15.2 Would the Project Conflict with any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project (Including but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect?

Less than Significant Impact. In terms of septic systems, specifically, the County of Riverside developed its own septic system policy to be in Tier 2 of the Statewide OWTS Policy. Through Tier 2, the County of Riverside developed its own plan that is at least as stringent as the Statewide requirements, as required by CEQA Guidelines section 15300. Per the County of Riverside's LAMP, the City of Menifee has an agreement with the County of Riverside for the latter to accept and evaluate septic applications for sites within the City of Menifee. Both the County and City retain authority to address septic system density, geophysical conditions, and historical conditions should more stringent requirements be needed to address impacts from new and existing septic systems. For example, the City of Menifee or the County of Riverside could require greater depth from the septic system to a restricting layer or groundwater or limit the types of septic systems that could be installed and operated. Further, providing additional exemptions to the prohibition does not preclude a governing body to change land use decisions. Impacts would be, therefore, less than significant.

6.15.3 Would the Project Conflict with any Applicable Habitat Conservation Plan or Natural Community Conservation Plan?

No Impact. Two conservation plans apply to Quail Valley: the Riverside County Habitat Conservation Agency Stephens' Kangaroo Rat Habitat Conservation Plan and Western Riverside County's Regional Conservation Authority's Riverside County Multiple Species Habitat Conservation Plan. Even though these plans include Quail Valley as potential habitat, neither kangaroo rats nor burrowing owls have been identified in Quail Valley. The proposed Project would allow exemptions to the prohibition of waste

discharges from new septic systems for property owners to pursue permitting for residential septic systems. However, the exemption would not except any conservation plan and, therefore, would not conflict with any plan.

6.16 Mineral Resources

6.16.1 Would the Project 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?

No Impact. In 2016, California was the fourth mineral-producing state in the nation for nonfuel mineral production, producing 4.69 percent of the country's nonfuel mineral production, which is valued at $3,520,000,000. This material is largely used in construction. However, according to the City of Menifee General Plan, no known significant mineral resources have been designated in the City of Menifee, so no impact is expected. In addition, the Project would only involve infill of vacant parcels in an existing residential community and, therefore, would not result in the loss of commercially available mineral resources.

6.16.2 Would the Project 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?

Less than Significant Impact. The Project would result in residential infill in an established community by allowing exemptions to the prohibition of waste discharges from new septic systems. However, development proposals as a result of these exemptions would be required to undergo review by local agencies prior to approval, preventing or minimizing any potential impact.

6.17 Noise

6.17.1 Would the Project Cause Exposure of Persons to or Generation of Noise Levels in Excess of Standards Established in the Local General Plan or Noise Ordinance, or Applicable Standards of Other Agencies?

Less than Significant Impact. A properly operating leach line septic system does not emit above-ground noises at levels detectable to the human ear. The softest noise a human ear can hear is 20 micro Pascals (μPa). For comparison, the volume of a normal conversation is 20,000 μPa. A supplemental treatment or another type of system may produce low level noise during operation. Noise associated with infrequent maintenance of all systems would be greater. For example, the noise associated with pumping a septic system would be greater than the operation of a septic system, but pumping is performed once every few years. Although the Project could result in increased development, a noise analysis of development not yet identified is speculative and

would be addressed at the local level. Due to the infrequent nature of septic system maintenance and, therefore, noise, the impact would be less than significant.

6.17.2 Would the Project Cause Exposure of Persons to or Generation of Excessive Groundborne Vibration or Groundborne Noise Levels?

Less than Significant Impact. Septic systems do not produce groundborne vibrations at detectable levels. Temporary vibrations may be generated by equipment during the installation of a septic system in accordance with permit standards. Although the Project could result in increased development, a noise analysis of development not yet identified is speculative and would be addressed at the local level. Due to the infrequent nature of septic system maintenance and, therefore, groundborne noise, the impact would be less than significant.

6.17.3 Would the Project Generate a Substantial Permanent Increase in Ambient Noise Levels in the Project Vicinity Above Levels Existing without the Project?

No Impact. A leach line septic system does not emit above-ground noises at levels detectable to the human ear, and noise associated with maintenance is infrequent enough to be considered not a permanent increase in ambient noise levels. Although the Project could result in increased development, a noise analysis of development not yet identified is speculative and would be addressed at the local level. Therefore, there would be no impact.

6.17.4 Would the Project Generate a Substantial Temporary or Periodic Increase in Ambient Noise Levels in the Project Vicinity Above Levels Existing without the Project?

Less than Significant Impact. A septic system itself does not emit above-ground noise detectable to the human ear. Noise associated with equipment operated during the installation or maintenance of a septic system would produce noise detectable to the human ear, in accordance with City ordinance. Although the Project could result in increased development, a noise analysis of development not yet identified is speculative and would be addressed at the local level. Due to the infrequent nature of septic system maintenance and, therefore, noise, the impact would be less than significant.

6.17.5 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 Expose People Residing or Working in the Project Area to Excessive Noise Levels?

No Impact. Quail Valley is not within an airport, nor within the vicinity of an airport as noted in sections 6.13.5 and 6.13.6.

6.17.6 For a Project within the Vicinity of a Private Airstrip, Would the Project Expose People Residing or Working in the Project Area to Excessive Noise Levels?

No Impact. The Project is not within the vicinity of a private airstrip.

6.18 Population and Housing

6.18.1 Would the Project Induce Substantial 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. Parcels in Quail Valley exist in residential lot size dimensions. The Project would allow for infill development on vacant parcels in the established community and, therefore, has the potential to increase the population in Subareas 1, 2, 3, 5, 6, 7, and 8 of Quail Valley. The increase in development, however, would be dependent on the suitability of the property for septic systems and contingent on not only the parcel's size but on an assessment of site-specific soil and hydro-geologic conditions as required in the LAMP.

Per the LAMP requirements, septic systems would not be installed where soils are found to inadequately support the function of septic tanks. Not all parcels would be suitable for septic systems, thus, decreasing the number of parcels developed and the potential population numbers. Also, Quail Valley represents a small percentage of the population in the City of Menifee. In 2017, the population of the City of Menifee was 90,660 compared to 6,472 in Quail Valley. The Quail Valley population was estimated by applying the distribution percentages from the 2000 U.S. Census to the current number of 1,856 parcels with structures in Quail Valley. Any increase in the population of Quail Valley would be small compared to the overall population in the City of Menifee. Lastly, any population growth induced by the Project would be within the projected population estimates in the City of Menifee's General Plan. Due to these reasons, the impact is expected to be less than significant.

6.18.2 Would the Project Displace Substantial Numbers of Existing Housing, Necessitating the Construction of Replacement Housing Elsewhere?

No Impact. The Project would allow for the discharges from new septic systems, thereby allowing parcels to be developed. Replacement housing would not be necessary or anticipated under the Project.

6.18.3 Would the Project Displace Substantial Numbers of People, Necessitating the Construction of Replacement Housing Elsewhere?

No Impact. The Project would lead to the development of vacant lots in an established community. No existing housing or people would be displaced.

6.19 Public Services

6.19.1 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?

- Fire protection: Less than Significant Impact.
- Police protection: Less than Significant Impact.
- Schools: Less than Significant Impact.
- Parks: Less than Significant Impact.
- Other public facilities: Less than Significant Impact.

Quail Valley is served by Cal Fire Station #5, which is located within Quail Valley at 28971 Goetz Road. The City of Menifee contracts with the Riverside County Sheriff to provide police service for the City, including Quail Valley. The Menifee Union School District operates one preschool, ten elementary schools, and three middle schools. The Perris Union High School District serves the City of Menifee students at the Paloma Valley High School. Roy W. Kabian Memorial Park borders the area and is upgradient of Quail Valley. Sierra Park North is located within the City of Canyon Lake and is adjacent to the main drainage from Quail Valley but upgradient of the flow path.

The new septic systems in Quail Valley would be owned and operated by the individual homeowners. No special fire protection, police protection, schools, or parks services are required to permit, install, operate, or maintain septic systems. However, once septic systems are installed, homes would be built and could require potential government services for the additional residents. Public services for new residents would be provided by the City of Menifee, which already services, as noted above, the current residents in Quail Valley. Therefore, Project impacts would be less than significant.

6.20 Recreation

6.20.1 Would the Project 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?

Less than Significant Impact. The City of Menifee's General Plan, Open Space and Conservation Element, specifies a minimum of three acres of park dedication per 1,000 persons, which is the density required by the Quimby Act. In the City of Menifee, there are public parkland areas, private parkland areas, City-owned parks, and Valley-wide Recreation and Park District parks, totaling 287 acres of public and private parkland. This number is adjusted because only half of private parkland may be applied in the evaluation of acres of park per persons. In addition, the County of Riverside Regional Park District operates Roy W. Kabian Memorial Park, which is 640 acres and adjacent to the northwest portion of Quail Valley. This Memorial Park increases the parkland area available to Menifee (including Quail Valley) residents to 927 acres.

Expanding exemptions to the prohibition of new discharges from septic systems has the potential to increase the population of Quail Valley. However, future population growth in Quail Valley is within the City of Menifee's planned population growth. The City of Menifee's General Plan has designated 725 acres for parks in order for development of park facilities to keep pace with the anticipated increase in population in the City. Therefore, parkland space will be adequate for the additional residents and a less than significant impact is expected.

6.20.2 Would the Project Include Recreational Facilities or Require the Construction or Expansion of Recreational Facilities that Might Have an Adverse Physical Effect on the Environment?

No impact. The Project would not include or require recreational facilities.

6.21 Transportation and Traffic

6.21.1 Would the Project Conflict with an Applicable Plan, Ordinance, or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System, Taking into Account All Modes of Transportation, Including Mass Transit and Non-motorized Travel and Relevant Components of the Circulation System, Including but Not Limited to Intersections, Streets, Highways and Freeways, Pedestrian and Bicycle Paths, and Mass Transit?

Less than Significant Impact. The City of Menifee has a Circulation Element in its General Plan. The community of Quail Valley, which is within Menifee, has one major roadway, Goetz Road. The remainder of the roadways are classified as Rural Collector roads, which are composed of the narrowest roads. Goetz Road contains the only on-

street bike lane and transit service in the neighborhood. No portion of Quail Valley is designated as a potential truck route, scenic highway, or as part of a neighborhood electric vehicle network. The Project, which would allow exemptions to the prohibition of waste discharges from new septic systems, would not modify the roadways in the pre-established community. Construction of new septic systems would involve vehicles and equipment, but any increase in traffic would be insignificant and short-term. In addition, the population in Quail Valley is likely to increase due to the Project, but the impact to local roads is expected to be less than significant. Roads are already in place to serve the parcels that could potentially be developed due to the Project.

6.21.2 Would the Project Conflict with an Applicable Congestion Management Program, Including but Not Limited to Level of Service Standards and Travel Demand Measures, or Other Standards Established by the County Congestion Management Agency for Designated Roads or Highways?

Less than Significant Impact. The State of California requires each county to develop a Congestion Management Program. The Riverside County Transportation Commission manages this program. Quail Valley, though, is not identified as an area that would conflict with service standards or traffic demands. Construction of new septic systems would involve vehicles and equipment, but any increase in traffic would be insignificant and short-term. In addition, the population in Quail Valley is likely to increase due to the Project, but the impact to local roads is expected to be less than significant. Roads are already in place to serve the parcels that could potentially be developed due to the Project.

6.21.3 Would the Project Result in a Change in Air Traffic Patterns, Including either an Increase in Traffic Levels or a Change in Location that Results in Substantial Safety Risks?

No Impact. The Project would have no impact on air traffic patterns because no air traffic component is involved.

6.21.4 Would the Project Substantially Increase Hazards due to a Design Feature (for Example, Sharp Curves or Dangerous Intersections) or Incompatible Uses (for Example, Farm Equipment)?

No Impact. The Project would allow exemptions to a prohibition of waste discharges from new septic systems in a community that uses septic systems. The land use in Quail Valley would remain residential and not result in changes in the roadways or roadway hazards as a result of the Project.

6.21.5 Would the Project Result in Inadequate Emergency Access?

No Impact. The Project, which would increase the potential of additional residential houses being built in an established community, would not change current emergency

access. The roads in the community are already designed and installed and would not change due to the Project.

6.21.6 Would the Project Conflict with Adopted Policies, Plans, or Programs regarding Public Transit, Bicycle, or Pedestrian Facilities, or otherwise Decrease the Performance or Safety of such Facilities?

No Impact. The Project would increase the potential of additional residential houses in an established community. Implementation of the Project itself, however, would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

6.22 Tribal Cultural Resources

6.22.1 Would the Project Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource, Defined in Public Resources Code (PRC) Section 21074 as a Site, Feature, Place, or 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 Listed or Eligible for Listing in the California Register of Historical Resources, or in a Local Register of Historical Resources as Defined in PRC Section 5020.1(k)?

No Impact. No portion of Quail Valley has known tribal cultural resources. Tribes were informed of the Project, and no tribes requested consultation. Also, section 15064.5 of the CCR defines “historical resources” as a resource listed in the California Register of Historical Resources, a local register of historic places, or an area with historically significant features. California State Parks’ Office of Historic Preservation maintains a list of historic resources. However, no portion of Quail Valley is identified as a California Historical Resource or as a local historic resource.

6.22.2 Would the Project Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource, Defined in PRC Section 21074 as a Site, Feature, Place, or Cultural Landscape that Is Geographically Defined in Terms of the Size and Scope of the Landscape, Sacred Place, or Object with Cultural Value to a California Native American Tribe, and that Is a 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 PRC Section 5024.1?

No Impact. No tribal cultural resource has been identified in Quail Valley. As indicated earlier, tribes were informed of the Project, and none requested consultation.

6.23 Utilities and Services Systems

6.23.1 Would the Project Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board?

Less than Significant Impact. The State Water Board adopted the OWTS Policy in 2012. Tier 2 of the OWTS Policy allows local agencies to develop and implement a LAMP. The County of Riverside developed a LAMP, which was approved by the Colorado River Regional Water Quality Control Board in 2017 (note that Riverside County lies in the jurisdiction of three Regional Water Quality Control Boards, and the Colorado River Regional Water Quality Control Board was assigned to review the LAMP on behalf of the other boards). The City of Menifee has an agreement with the County of Riverside for the County to perform plan check, OWTS installation, and planning review for septic system in the City. The approval and installation of septic systems, in compliance with the requirements of the LAMP, are expected to result in adequately operating systems and are not expected to exceed wastewater treatment requirements of the Santa Ana Water Board for areas within its jurisdiction, including the City of Menifee. Therefore, Project impacts would be less than significant.

6.23.2 Would the Project Require or Result in the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities, the Construction of which Could Cause Significant Environmental Effects?

Less than Significant Impact. Septic systems are decentralized, so there is no wastewater treatment provider for their installation or operation. Septic systems result in waste during maintenance and replacement. This waste is then disposed at facilities in quantities less than what would be expected through a centralized sewered pipeline system and would not require the expansion of such facilities. In addition, the County of Riverside prohibits directing waste to landfills. Instead septic system waste is hauled to locations, such as the Inland Empire Regional Composting Facility or landscape compost facilities. However, the Project would increase the potential for development. As such, there would be a need to provide water to new residents. EMWD already serves Quail Valley and has planned for increases in water supply and demand, as discussed in EMWD's 2015 Urban Water Management Plan. Therefore, the Project would have less than significant impacts.

6.23.3 Would the Project Require or Result in the Construction of New Storm Water Drainage Facilities or Expansion of Existing Facilities, the Construction of which Could Cause Significant Environmental Effects?

No Impact. Quail Valley does not contain storm water drainage facilities. Storm water flows to stream conveyances that lead to Canyon Lake.

6.23.4 Would the Project Have Sufficient Water Supplies Available to Serve the Project from Existing Entitlements and Resources, or Are New or Expanded Entitlements Needed?

Less than Significant Impact. There is a potential for the population of Quail Valley to increase up to 3,152 people, depending upon how many parcels in Subareas 1, 2, 3, 5, 6, 7, and 8 have conditions suitable for OWTS per the requirements of the LAMP. The population growth will necessitate increased demand on drinking water supplied by EMWD. Population growth and increases in water demand are likely throughout EMWD's service area, however, and EMWD has planned for increases in water supply and demand as discussed in its 2015 Urban Water Management Plan. EMWD has four sources of water: imported water through the Metropolitan Water District of Southern California (MWD), local groundwater (outside of the Quail Valley area), desalinated groundwater, and recycled water. Demand on these sources is expected to nearly double by 2040. EMWD plans to meet the increases in projected demands through a combination of developing local supplies and conserving water through existing, ongoing programs. Therefore, the potential additional inhabitants in Quail Valley, after implementation of the Project, are expected to have adequate supplies of water, and the impact of the Project would be less than significant.

6.23.5 Would the Project 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. As noted earlier septic systems are decentralized, so there is no wastewater treatment provider for their installation or operation. Septic systems result in waste during maintenance and replacement. The County of Riverside prohibits directing waste to landfills. Instead septic system waste is hauled to locations, such as the Inland Empire Regional Composting Facility or landscape compost facilities.

6.23.6 Would the Project be Served by a Landfill with Sufficient Permitted Capacity to Accommodate the Project's Solid Waste Disposal Needs?

No Impact. The County of Riverside prohibits directing septic sewer waste to landfills.

6.23.7 Would the Project Comply with Federal, State, and Local Statutes and Regulations Related to Solid Waste?

No Impact. Septic system waste complies with all federal, State, and local statutes and regulations; therefore, no impact is anticipated. It is hauled to locations, such as the Inland Empire Regional Composting Facility or landscape compost facilities.

6.24 Mandatory Findings of Significance

6.24.1 Would the Project Have the Potential to 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 Impact. The proposed Project would allow the County of Riverside to apply its LAMP requirements for the review and approval of new and replacement septic systems in Subareas 1, 2, 3, 5, 6, 7, and 8 of Quail Valley. As indicated earlier, there would be no impact to biological resources and existing examples of California history or prehistory. Although septic systems installed in areas with inadequate site conditions have the potential to degrade water quality, the County of Riverside's LAMP contains thresholds so that new septic systems would be installed only in areas where site conditions support effective sewage treatment. Implementation of the LAMP requirements as noted in the Project would minimize the potential impacts to the environment; thus, impacts would be less than significant.

6.24.2 Would the Project Have Impacts that are Individually Limited but Cumulatively Considerable?

Less than Significant Impact. Both the OWTS Policy and the LAMP were developed to consider individual and cumulative impacts and were reviewed and approved by the State Water Board and Colorado River Regional Water Quality Control Board, respectively. The Project would allow for new and replacement septic systems. However proposed septic systems that could have detrimental effects would not meet the minimum LAMP requirements and, therefore, could not be permitted and constructed.

6.24.3 Would the Project have Environmental Effects that Would Cause Substantial Adverse Effects on Human Beings, either Directly or Indirectly?

Less than Significant Impact. While discharges from septic systems installed in areas with inadequate site conditions have the potential to have adverse effects on human beings, implementation of the Riverside County LAMP would prevent septic systems from being installed in those areas. The LAMP contains thresholds so that new septic systems would be installed only in areas where site conditions support effective sewage treatment. Proposed septic systems that could have detrimental effects would not meet the minimum LAMP requirements and, therefore, could not be constructed and comply with the LAMP.

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