



Consultation Summary

Quail Valley Sewer Improvements Subarea 9, Phase 1 (State Clearinghouse No. 2010031113)

Prepared for:

Eastern Municipal Water District
Post Office Box 8300
Perris, California 92572-8300

Prepared by:

K.S. Dunbar & Associates, Inc.
Environmental Engineering
45375 Vista Del Mar
Temecula, California 92590-4314
951-699-2082
Cell: 951-412-2634
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September 2015



Consultation Summary

Project Summary

EMWD intends to construct a wastewater collection system to serve the properties in the Quail Valley Subarea 9 Phase I area. The proposed sewer Improvement project will include the installation of sewers along Vista Way, Casa Bonita Avenue, Datil Drive, and Platino Drive located within the Phase 1 project boundary. Approximately 1.6 miles of 8-inch diameter collection pipelines will be installed within the public right-of-way and sewer laterals will extend onto private property to service residences. The sewer laterals will connect to sewer sources at the private property eliminating the need for septic tanks.

The majority of pipelines will be installed in the public rights-of-way using conventional open cut construction methods. Based on the geological formations, a portion of the pipeline and sewer laterals may utilize specialized construction methods such as directional drilling or micro tunneling. There will be traffic impacts during construction along the public streets. Proper traffic control measures will be implemented to route the traffic away from the work area and to protect the public. The sewer laterals at private residences will be constructed after obtaining right-of-entry agreements from the property owners. The property owners will be notified well in advance of any construction activity within their private property. All the construction activities will take place during normal working hours of 7:00 am to 5:00 pm, Monday through Friday.

Wastewater will be conveyed from the Quail Valley Sewer Improvements Subarea 9 – Phase 1 Project to the regional lift station near the intersection of Audie Murphy Ranch Road and Normandy Road. At this time, EMWD is considering two alternative alignments for the “transport line”.

The first alternative alignment (Alternative A) would include a new 8-inch diameter pipeline from Manhole “A” in Vista Way which would be constructed across a vacant property adjacent to Vista Way (APN: 351-084-016) and then along the property boundary of two additional properties (APN: 351-084-017 and 351-084-028) before reaching the northwesterly side of the Audie Murphy Ranch Development. The 8-inch pipeline would be constructed through the proposed fire station property and finally connected to Manhole “F” at “A” Street in the Audie Murphy Ranch Development. An 18-inch diameter pipeline would then follow the alignment from A Street in a southerly direction to its intersection with B Street. It would then follow B Street in an easterly direction to its intersection with Goetz Road. It would then follow Goetz Road in a southerly direction to its intersection with Audie Murphy Ranch Road. It would then follow Audie Murphy Ranch Road in an easterly and northeasterly direction to the regional lift station to be constructed near the intersection of Audie Murphy Ranch Road and Normandy Road (Figure 1).

The second alternative alignment (Alternative B) would follow the same route from Vista Way to Manhole “F” at “A” Street in the Audie Murphy Ranch Development. It would then follow “D” Street in a southeasterly direction to its intersection with “C” Street and thence in a northeasterly direction along “C” Street to its intersection with Goetz Road. It would then follow Goetz Road in a southerly direction to its intersection with Audie Murphy Ranch Road. It would then follow Audie Murphy Ranch Road in an easterly and northeasterly direction to the regional lift station to be constructed near the intersection of Audie Murphy Ranch Road and Normandy Road.

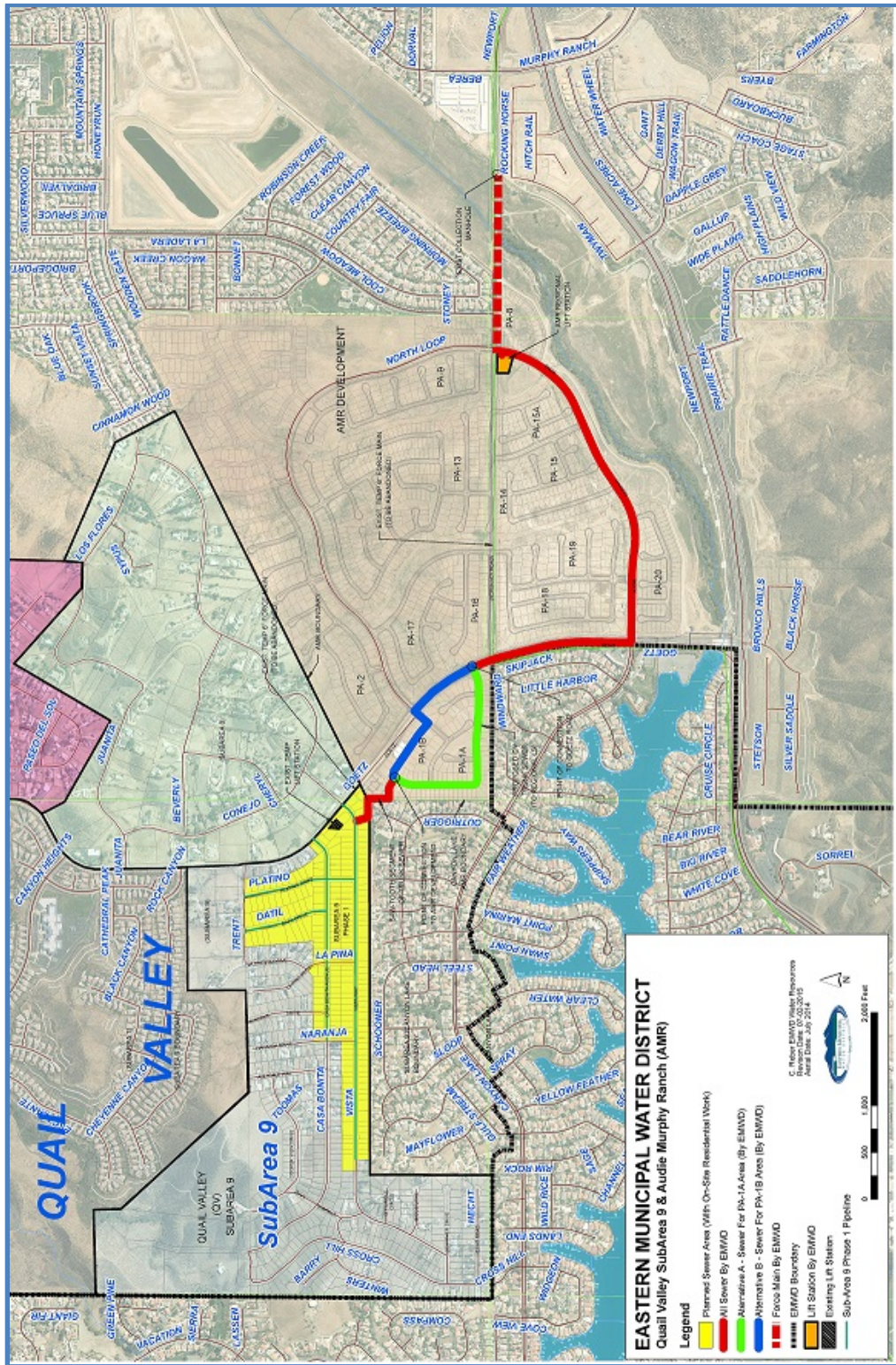


Figure 1 Quail Valley Subarea 9 - Phase 1 Wastewater Project

The regional lift station would be designed to handle flows from 750 gallons per minute (gpm) to 2,900 gpm. It would include two wet wells each 10 feet in diameter and 30 feet deep. It would also include engineering controls including sealed wet well covers, standby pumps and an emergency generator to reduce the potential for the release of odorous gases from the facility. The facility would also include an active air phase odor control system which would be operated when necessary.

Two 10-inch diameter force mains would also be constructed from the regional lift station to an existing collection manhole located in Normandy Road.

SIS & MND Circulation

On July 24, 2015, EMWD circulated the Notice of Intent to Adopt a Mitigated Negative Declaration and Subsequent Initial Study to those in the following list:

Federal Agencies

Noelle Ronan
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 E. Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262

Corice J. Farar
Regulatory Division
U.S. Army Corps of Engineers
Los Angeles District
915 Wilshire Boulevard, Suite 930
Los Angeles, California 90017

James J. Fletcher, Superintendent
Southern California Agency
Bureau of Indian Affairs
U.S. Department of the Interior
1451 Research Park Drive, Suite 100
Riverside, California 92507-2154

State Agencies

Scott Morgan, Director
State Clearinghouse
Governor's Office of Planning and Research
Post Office Box 3044
Sacramento, California 95812-3044

Jeff Brandt
Senior Environmental Scientist
California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, California 91764

Kurt V. Berchtold, P.E., Executive Officer
California Regional Water Quality Control Board,
Santa Ana Region
3737 Main Street, Suite 500
Riverside, California 92501-3339

Wayne Donaldson
Office of Historic Preservation
California Department of Parks and Recreation
Post Office Box 942896
Sacramento, California 94296-0001

Nadell Gayou
California Natural Resources Agency
Post Office Box 942836
Sacramento, California 94236-0001

Katy Sanchez
Program Analyst
California Native American Heritage Commission
1550 Harbor Boulevard, Suite 100
West Sacramento, California 95691

Daniel Kopulsky, Office Chief
Community Planning, IGR/CEQA Review
California Department of Transportation
464 West Fourth Street, 6th Floor
San Bernardino, California 92401

Regional Agencies

Ian MacMillan
Program Supervisor, CEQA Section
Planning, Rule Development & Area Sources
South Coast Air Quality Management District
Post Office Box 4939
Diamond Bar, California 91765-0939

County Agencies

Mr. Mark H. Wills
Chief of Regulatory Division
Riverside County Flood Control and Water Conservation District
1995 Market Street
Riverside, California 92501

Juan C. Perez, P.E., T.E.
Department of Transportation
County of Riverside
Post Office Box 1090
Riverside, California 92502-1090

Carolyn Sims Luna, Director
Planning Department
County of Riverside
Post Office Box 1409
Riverside, California 92502-1409

Riverside County Community Health Agency
Department of Environmental Health
Post Office Box 1280
Riverside, California 92502-1280

City Agencies

Rudy Luna
Public Works Operations Manager
City of Menifee
29714 Haun Road
Menifee, California 92586

Robert A. Brady
Interim Community Development Director
City of Menifee
29714 Haun Road
Menifee, California 92586

Interested Entities

George Hague
Sierra Club-San Geronio Chapter
26711 Ironwood Avenue
Moreno Valley, California 92555-1906

Anna Hoover, RPA
Cultural Resources Center
Pechanga Band of Luiseño Indians
Post Office Box 1477
Temecula, California 92593

Utilities

Louis Davis
Local Public Affairs Region Manager
Southern California Edison
24487 Prielipp Drive
Wildomar, California 92595

Verizon Legal Process Compliance
Custodian of Record
Attention: CEQA Review
Post Office Box 1001
San Angelo, Texas 76902-1001

Kevin Kuennen
Environmental Specialist/Land Planner
Environmental Services
Southern California Gas Company
1981 W. Lugonia
Redlands, California 92374-9720

School Districts

Dr. Steve Kennedy, Superintendent
Menifee Union School District
20205 Menifee Road
Menifee, California 92584

Jonathan Greenberg, Superintendent
Perris Union High School
155 East 4th Street
Perris, California 92570

Potentially Affected Property Owners

On July 24, 2015, EMWD also mailed a Notice of Intent to Adopt a Mitigated Negative Declaration and the Subsequent Initial Study to all affected property owners.

State Clearinghouse Circulation

Also on July 24, 2015 the State Clearinghouse submitted the Notice of Intent to Adopt a Mitigated Negative Declaration and Subsequent Initial Study to the following State agencies:

- ❖ Resources Agency
- ❖ Department of Fish and Wildlife, Region 6
- ❖ Department of Parks and Recreation
- ❖ Department of Water Resources
- ❖ California Highway Patrol
- ❖ Caltrans, District 8

- ❖ Air Resources Board
- ❖ State Water Resources Control Board, Division of Financial Assistance
- ❖ State Water Resources Control Board, Division of Water Rights
- ❖ Regional Water Quality Control Board, Region 8
- ❖ Department of Toxic Substances Control
- ❖ Native American Heritage Commission

Responders to the SIS & MND

During the 30-day comment period, which ended on August 24, 2015, the following submitted written comments on the Subsequent Initial Study and Mitigated Negative Declaration:

Scott Morgan, Director
State Clearinghouse
Governor's Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

Kris Flanigan
Engineering Project Manager
Riverside County Flood Control and Water Conservation District
1995 Market Street
Riverside, California 92501

EMWD's Responses to Comments on SIS & MND

Copies of the actual comment letters are included in the Appendix of this document. The comments are summarized below followed by EMWD's responses:

State Clearinghouse

In his August 25, 2015 letter to Helen Stratton, Scott Morgan, Director, State Clearinghouse stated:

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Response:

No response is required to this informational comment.

Riverside County Flood Control and Water Conservation District

In his August 27, 2015 letter to Helen Stratton, Kris Flanagin, Engineering Project Manager stated:

The District would need to issue approval for the construction and subsequent maintenance of any project improvements within our existing right-of-way or easements. The District has the following comments that should be addressed in the IS:

1. *The District operates and maintains the Salt Creek Channel at the location where Normandy Road right-of-way crosses the channel. Construction related activities should avoid crossing the street right-of-way boundary into Salt Creek Channel. The construction of any project improvements in street right-of-way that impacts District facilities should be coordinated with us. Work that involves District right-of-way, easements, or facilities will require an encroachment permit from the District. To obtain further information on existing facilities, contact the District's Encroachment Permit Section at 951.955.1266.*

Response:

EMWD's design consultant will coordinate its design activities with the District's Encroachment Permit Section.

2. *The District is a signatory to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). If an encroachment permit is required from the District, EMWD will need to demonstrate that all portions of the project within the District's right-of-way or easement are consistent with the MSHCP. The IS should include an MSHCP consistency assessment with all of its supporting documents and provide any mitigation, if necessary, in accordance with all applicable provisions of the MSHCP. The assessment should address, at a minimum, Sections 3.2.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, 7.5.3 and Appendix C of the MSHCP. Alternatively, EMWD may provide written documentation in a letter when submitting an encroachment permit application as proof of MSHCP compliance.*

Response:

EMWD will submit the required MSHCP Consistency Analysis to the District as part of its Encroachment Permit Application.

Property Owner Inquiries

EMWD also received inquiries from residents who live in Quail Valley. The inquiries did not comment on the SIS&MND; however, they are provided below for information.

Noreen Tangredi

In her August 18, 2015 email to EMWD, Noreen Tangredi stated:

I reside within the Subarea 9, Phase 1 project boundary, on Platino Drive, and have a few questions in regards to the future commencement of this project:

- 1) *Do I have the choice to remain on my existing septic tank system, and not be converted to the sewer system?*
- 2) *If I have no choice, and the sewer laterals are installed and extended onto my front property, which will involve digging up my front yard, and landscaping, decorative rock that completely covers my front hill, is EMWD going to restore my front yard back to its original condition, and pay for any replacement cost, and labor to restore my decorative rock ground cover?*

- 3) *How many days will the installation of the sewer laterals onto my property involve?*
- 4) *What will be the monthly sewer charge billed to the property owner?*

Response:

The questions posed are all very legitimate questions. Unfortunately, EMWD does not have those kind of details at this time. Prior to Project implementation, EMWD will designate a Project Liaison who will provide that information to all affected property owners.

Dean Maropoulos

In his August 2, 2015 email to EMWD, Dean Maropoulos stated:

I have a question regarding the sewers to be installed in Quail Valley. Is there any plans to put sewers into Winter Road. This property butts up to the Canyon Lake. There currently are two homes on this street with septic systems.

Response:

In her August 12, 2015 email to Mr. Maropoulos, Helen Stratton stated:

The Quail Valley Sewer Improvements Subarea 9 Phase 1 Project does not include the installation of sewer into Winter Road. It is anticipated that Winter Road would be included in a future project phase, however, the timing of future phases is not known at this time.

Appendix

Comment Letters on SIS&MND



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

August 25, 2015

Helen Stratton
Eastern Municipal Water District
2270 Trumble Road
P.O. Box 8300
Perris, CA 92572-8300

Subject: Quail Valley Sewer Improvements Subarea 9 - Phase 1
SCH#: 2010031113

Dear Helen Stratton:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on August 24, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2010031113
Project Title Quail Valley Sewer Improvements Subarea 9 - Phase 1
Lead Agency Eastern Municipal Water District

Type MND Mitigated Negative Declaration
Description Installation of a wastewater collection system to serve 149 existing homes and 66 vacant lots within the Subarea 9 - Phase 1 area of community of Quail Valley in the City of Menifee. The Project would also include a "transport" line to convey the wastewater to a regional lift station to be constructed within the Audie Murphy Ranch development and a force main from the regional lift station to EMWD's existing wastewater collection system.

Lead Agency Contact

Name Helen Stratton
Agency Eastern Municipal Water District
Phone 951-928-3877 x 4545 **Fax**
email
Address 2270 Trumble Road
P.O. Box 8300
City Perris **State** CA **Zip** 92572-8300

Project Location

County Riverside
City Menifee
Region
Lat / Long 33° 11' 22" N / 117° 14' 53" W
Cross Streets Goetz Rd and Vista Wy
Parcel No.
Township 5S **Range** 4W **Section** 36 **Base** SBB&M

Proximity to:

Highways Hwy 15 and 215
Airports
Railways
Waterways Canyon Lake, Salt Creek, San Jacinto River
Schools Quail Valley ES
Land Use Not Applicable as Project will be within Public Street Rights-of-Way

Project Issues Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Landuse; Minerals; Population/Housing Balance; Public Services; Recreation/Parks; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 6; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 8; Air Resources Board; State Water Resources Control Board, Division of Financial Assistance; State Water Resources Control Board, Division of Water Rights; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 07/24/2015 **Start of Review** 07/24/2015 **End of Review** 08/24/2015



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

August 27, 2015

Ms. Helen Stratton
Eastern Municipal Water District
Post Office Box 8300
Perris, CA 92572-8300

Dear Ms. Stratton:

Re: Notice of Intent to Adopt a Mitigated
Negative Declaration for the Quail Valley
Sewer Improvements - Subarea 9, Phase 1

This letter is written in response to the Notice of Intent to adopt a Mitigated Negative Declaration (MND) for the Eastern Municipal Water District's (EMWD) proposed Quail Valley Sewer Improvements - Subarea 9, Phase 1 project located in the city of Menifee near the intersection of Audie Murphy Ranch (AMR) Road and Normandy Road. The proposed project consists of approximately 1.6 miles of 8-inch diameter collection pipelines installed within public rights-of-way. Sewer laterals will also be installed that extend onto private property to connect to sewer sources and eliminate the need for septic tanks. Additionally, the project would construct a new transport line to convey wastewater from the Subarea 9 - Phase 1 project area to a new regional lift station near the intersection at AMR Road and Normandy Road. Two 10-inch diameter force mains would also be constructed from the regional lift station to an existing collection manhole located in Normandy Road. Two alternative alignments have been considered to convey the Phase 1 flows to Goetz Road and finally to the regional lift station in the AMR development.

The District would need to issue approval for the construction and subsequent maintenance of any project improvements within our existing right-of-way or easements. The District has the following comments that should be addressed in the IS:

1. The District operates and maintains the Salt Creek Channel at the location where Normandy Road right-of-way crosses the channel. Construction related activities should avoid crossing the street right-of-way boundary into Salt Creek Channel. The construction of any project improvements in street right-of-way that impacts District facilities should be coordinated with us. Work that involves District right-of-way, easements, or facilities will require an encroachment permit from the District. To obtain further information on existing facilities, contact the District's Encroachment Permit Section at 951.955.1266.
2. The District is a signatory to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). If an encroachment permit is required from the District, EMWD will need to demonstrate that all portions of the project within the District's right-of-way or easement are consistent with the MSHCP. The IS should include an MSHCP consistency assessment with all of its supporting documents and provide any mitigation, if necessary, in accordance with all applicable provisions of the MSHCP. The assessment should address, at a minimum, Sections 3.2.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, 7.5.3 and Appendix C of the MSHCP. Alternatively, EMWD may provide written documentation in a letter when submitting an encroachment permit application as proof of MSHCP compliance.

Eastern Municipal Water District
Re: Notice of Intent to Adopt a Mitigated
Negative Declaration for the Quail Valley
Sewer Improvements - Subarea 9, Phase 1

-2-

August 27, 2015

Thank you for the opportunity to review the MND/IS. Please forward any subsequent environmental documents regarding the project to my attention at this office. Any questions concerning this letter may be referred to Tom Rheiner at 951.955.4643 or me at 951.955.8581.

Very truly yours,


KRIS FLANIGAN
Engineering Project Manager

ec: Mekbib Degaga
Edwin Quinonez
Komy Ghods

TMR:mcv
P8\172222

Stratton, Helen

From: NT <noreentangredi@yahoo.com>
Sent: Tuesday, August 18, 2015 6:57 AM
To: &environmental
Subject: Quail Valley Sewer Improvement Project

Good morning,

I reside within the Subarea 9, Phase 1 project boundary, on Platino Drive, and have a few questions in regards to the future commencement of this project:

- 1) Do I have the choice to remain on my existing septic tank system, and not be converted to the sewer system?
- 2) If I have no choice, and the sewer laterals are installed and extended onto my front property, which will involve digging up my front yard, and landscaping, decorative rock that completely covers my front hill, is EMWD going to restore my front yard back to it's original condition, and pay for any replacement cost, and labor to restore my decorative rock ground cover?
- 3) How many days will the installation of the sewer laterals onto my property involve?
- 4) What will be the monthly sewer charge billed to the property owner?

Thank you,

Noreen Tangredi

[Sent from Yahoo Mail for iPad](#)

Stratton, Helen

From: Stratton, Helen
Sent: Wednesday, August 12, 2015 10:43 AM
To: 'Dean Maropoulos'; &environmental
Subject: RE: Sewers into Quail Valley

Dear Dean,

I apologize for the delayed response.

The Quail Valley Sewer Improvements Subarea 9, Phase I Project does not include the installation of sewer into Winter Road. It is anticipated that Winter Road would be included in a future project phase, however, the timing of future phases is not known at this time.

Thank you,

Helen Stratton

CEQA/NEPA Analyst II
Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
(951) 928-3777 ext. 4545
Email: strattoh@emwd.org

IMPORTANT NOTE: EMWD is now in Stage 4 of the Water Shortage Contingency Plan and is asking all customers to reduce outdoor watering 50 percent. Please visit www.emwd.org/drought to find out how this may impact customer water bills

From: dmaropoulos1@gmail.com [<mailto:dmaropoulos1@gmail.com>] **On Behalf Of** Dean Maropoulos
Sent: Saturday, August 08, 2015 10:12 AM
To: &environmental
Subject: Fwd: Sewers into Quail Valley

SECOND REQUEST!

----- Forwarded message -----

From: **Dean Maropoulos** <dmaropoulos1@gmail.com>
Date: Sunday, August 2, 2015
Subject: Sewers into Quail Valley
To: environmental@emwd.org

Dear Helen,

I have a question regarding the sewers to be installed in Quail Valley. Is there any plans to put sewers into Winter Road. This property butts up to the Canyon Lake. There currently are two homes on this street with a septic systems.

I appreciate your letting me know.
Thank you
Constantine and Carolyn Maropoulos

Sent from my Verizon Wireless 4G LTE DROID