



**FINAL**

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
STATE CLEARINGHOUSE NO. 2024010681**

**DEV2022-023  
Coronado Condos Project**

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Lead Agency:

**CITY OF MENIFEE  
COMMUNITY DEVELOPMENT DEPARTMENT  
29844 Haun Road  
Meniffee, CA 92586  
*Contact: Mr. Fernando Herrera, Associate Planner  
951-723-3718***

Prepared by:

**MICHAEL BAKER INTERNATIONAL  
40810 County Center Drive, Suite 200  
Temecula, CA 92591  
*Contact: Ms. Alicia Gonzalez  
909-974-4933***

**February 2024**

This document is designed for double-sided printing to conserve natural resources.



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## 1.0 INTRODUCTION

The proposed Coronado Condos Project (project) consists of the development of 73 multi-family condominium units on an approximately 9.1-acre site, located at Assessor's Parcel Numbers (APNs) 335-440-001 and 335-440-035. The density of the project would be 8.0 du/ac, which is within the allowable density range of 5.1-8 du/ac for land with the Low Medium Density Residential zoning designation. Interior livable space would consist of 2, 3, and 4-bedroom units ranging from approximately 1,292 square feet to 1,840 square feet. The maximum building height of the residences would be approximately 25 feet 9 inches. 236 parking spaces would be provided for residents and guests, inclusive of 146 garage spaces (2-car garage at each unit), 78 driveway spaces, and 12 additional spaces. Amenities within the development would include an approximately 71,601-square-foot common open space area inclusive of a dog park, tot lot with shade structure, bocce ball court, walking trail, open turf area, and both covered and uncovered bench seating. In addition, the project would provide approximately 100,881 square feet of private open space. Additional improvements include Offsite improvements to the public right-of-way on Esther Lane and Thornton Avenue.

The Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2024010681) was made available for public review and comment pursuant to CEQA Guidelines Section 15073. The public review commenced on January 24, 2024 and concluded on February 23, 2024. The IS/MND and supporting attachments were available for review by the general public at:

<http://www.cityofmenifee.us/325/Environmental-Notices-Documents>



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## 2.0 RESPONSE TO COMMENTS

During the public review period, comment letters were received on the Draft IS/MND from interested public agencies and individuals. The following is a list of commenters on the IS/MND during the public review period.

Comment Letter No.	Person, Firm, or Agency	Letter Dated
1	Resident Comment Letters	Various
2	Amy McNeill, Engineering Project Manager, Riverside County Flood Control and Water Conservation District	January 22, 2024
3	Xitlaly Madrigal, Cultural Resources Analyst, Agua Caliente Band of Cahuilla Indians	January 31, 2024
4	William Lao, Regional Planning Supervisor, SoCal Gas	February 2, 2024

Although the CEQA Guidelines do not require a lead agency to prepare written responses to comments received (see CEQA Guidelines Section 15088), the City of Menifee has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.



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**From:** [April Anderson](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Against project  
**Date:** Thursday, February 15, 2024 1:27:43 PM

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Hi, my name is April Milam, and to whom it may concern I am against these type of dwellings for low income affordable, housing condo units to be built and placed in my neighborhood. I could have decided to live in an apartment or condo, but I chose to buy my home & live in the single-family neighborhood of Sun Ranch. I am 100% against this project! These types of dwellings are not consistent with current conditions.

Thank you, April Milam

**From:** [Aurora Garcia](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Proposed 73 multi family low income apartments development  
**Date:** Thursday, February 15, 2024 11:08:01 AM

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Hello Mr. Herrera,

I am Aurora Garcia and have been a member Sun Ranch community for 15 years. I am against the development of low income housing in my area.

Thank you,  
Aurora Garcia.

**From:** [Everett](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Opposition to low cost housing being built near us.  
**Date:** Thursday, February 15, 2024 12:19:01 PM

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Bissonette Family  
25850 Chambers Ave  
Sun City, CA 92586

This letter is to notify you that we are opposed to low cost housing being built near us since this is inconsistent with the single family homes which already exist here.

Thank you,  
A.Bissonette

**From:** [Brad Benson](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado Condo Project  
**Date:** Thursday, February 15, 2024 1:35:53 PM

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I am Brad Benson 25967 Boulder Rock Pl, Menifee. 951 301-8446

I am writing to express my opposition to the proposed development behind my property. I moved here 7 years ago to retire in a relatively quiet environment by today's standards. My property backs to Murrieta Road which is annoyingly loud at times and is getting louder now that the single lane configuration makes longer lines at signals. Now a traffic light is being placed directly behind my property and will assuredly cause the traffic and noise level to increase substantially, especially since the new development up the hill will add hundreds of new homes, and therefore hundreds more cars, to the quiet little Thornton Ave behind me. Now you want to put 73 high density condos on that same street. That will bring another 150 or more cars to the mix. It is hard enough to sleep at night with current traffic because our city does not enforce noise restrictions on vehicles which travel up and down Murrieta Rd. all night long. Now we will add even more, easily doubling the problem. Nice sell out, Menifee! I understand your budget runs on developer fees, and this will be a big cash cow for the City, but I will likely be forced to move away and will have a devil of a time selling my home in this environment. This area is supposed to be a retirement community. I thought that it would be fairly quiet and has proven to be so. We love our neighborhood and the diverse people whom we call friends here. However, adding the urban density, parking problems, assaults on our parks, as well as school issues is certainly not an improvement to the neighborhood. It's a single family residential area. Now you are trying to turn it into Los Angeles. Our crime rate is relatively low here, but it won't be for long with the addition of these units. I understand they may be needed, but infusing quiet neighborhoods with "affordable housing" which is just a euphemism for low income crime ridden apartments, is not a reasonable solution. To help a few by hurting many doesn't work well here. This area is mostly home to seniors such as my wife and me, who are easy targets for criminals who haunt many areas. I am concerned that they are just being transferred to our area, much like the way Hemet was RUINED when we lived there. We had to leave because my wife was afraid to leave the house and go shopping for fear of being assaulted in the parking lot. Now the trouble is being moved to Menifee. I respectfully oppose the construction of the Coronado Condos for these reasons. Oh, and one more thing: The Sun City development by Del Webb was able to offer low prices partially because the 55+ community did not construct schools. 73 Units of children conservatively would add 3 classrooms of children to the neighborhood schools which are already ridiculously over crowded since there aren't any schools close-by. Where are they going to be placed? I see minors living in Sun City houses pretty often, so I assume you already have a placement problem for that, especially considering Sun City isn't taxed for schools, so they are largely boot-legged in without tax base (I am making assumptions here). Now we will be adding tax burdens on neighborhoods that already are paying for new schools that aren't even in our neighborhoods. It all needs to be rethought and the dollars dangled over your tables by the developers need to be ignored until you do.

**From:** [Debbie LaCroix](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Re: Proposed Coronado Condos  
**Date:** Thursday, February 15, 2024 10:11:02 AM

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.... Besides, there's that drainage ditch to consider. It is directly behind my house and I am always concerned someone will go in there to play since the kids from the family community already go in there. The build will bring more potential for danger. Please, please, please reconsider the location.

Debbie's iPhone

> On Feb 15, 2024, at 9:20 AM, Debbie LaCroix <[gypsiatheart938@gmail.com](mailto:gypsiatheart938@gmail.com)> wrote:

>

> Of all the vacant space in Menifee, why that lot space? Directly behind a thriving, safe, established senior community. We will get traffic, noise, potential power shortages with the added stress on our already fragile power supply. Depending on who it is rented/purchased by, there is also the potential for problematic disruption in our quiet enjoyment of our community. Menifee may need this project - however this "space" is not where it should be. Please reconsider and move it to the bigger lot down towards ethanac, behind that family community. This project not consistent with the current community and needs to be relocated to a "family" space. My name is Deborah LaCroix; I am a renter and chose this community for its quiet, secure and established housing opportunities. I would hate to have to move in my old-age because my enjoyment of the community has been taken away by a shortsighted "business" decision with no consideration for the impact of the neighborhood. Move the project to another space. Please.

>

> Debbie's iPhone

**From:** [Denise LaCroix](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado Condos  
**Date:** Thursday, February 15, 2024 12:28:00 PM

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Mr. Herrera:

I am a resident of the Springhaven community and live on Uppercrest. I very selectively and deliberately purchased my house in a SINGLE family housing area and not one that was anywhere near multi-family dwellings. We have been told that the proposed project of condominiums that are to be built are also *low income* units. I have a huge concern about what type of residents that could attract and am very much opposed to this project.

Regards,  
Denise LaCroix

Sent from my iPhone

**From:** [Dennis Minadeo](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Oppose project Coronado condos  
**Date:** Thursday, February 15, 2024 10:59:18 AM

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Good morning Mr. Fernando herrera, my name is Dennis Minadeo my family and I have lived and our residence right across Thornton, from the proposed project planned for the 73 multifamily condominiums. We moved here in 2005 and love the rural feel of this area, we do not support the project on Thornton of 73 multifamily condominiums. We already have an ongoing project of 30 apartment/condos going in on the corner lot of this area, which we also opposed. This area cannot sustain anymore multi family properties, and the infrastructure cannot handle it, especially with the hundreds of homes that were built behind us on the hill, near Valley Street and Thornton, which the road goes all the way to Goetz and that brings traffic right through Thornton as well, way too many cars and traffic. So let's keep Menifee great and rural please OPPOSE this project. Thanks again Dennis Minadeo.

Sent from my iPhone

**From:** [Gilbert Muro](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado condo proposal  
**Date:** Thursday, February 15, 2024 8:57:34 AM

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Sent from my iPad : I would like to inquire about Coronado condos , We moved from high crime area in Hemet because what low income housing and section eight did to our community. We are concerned what low income housing will bring to our community . We are Against this project being built on our backyard

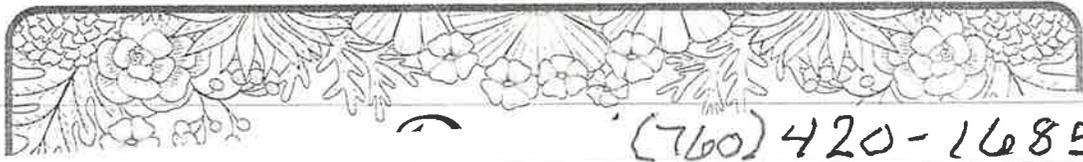
**From:** [Gloria Estrada](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado Condos Project  
**Date:** Wednesday, February 14, 2024 9:22:27 PM

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My name is Gloria Estrada and I strongly disagree upon this development location - Thorton. My parents purchased the property in 1979 as a single family residence. I was just a young child among my 6 siblings. Prior to this year, my parents resided for 15 years plus on Peru Street Perris, California when the city constructed low income affordable housing shortly after to be aware of multi family, violence and criminal activity that endangered surrounding streets and single families. Because of the continuing growth of grandkids and great grandkids, our property will remain in the family, as a honor of our parents decisions and my father establishment in 1963 as a dedicated Landscaper to Sun City. I am also concerned for the senior citizens safety that live near by and will no longer be in peace with their daily lives and environment. This type of development is not consistent with current conditions and shouldn't be constructed.



(760) 420-1685

Name: Judy Hunter  
27422 Family Circle  
Sun City, CA 92584

PLANNING  
CITY OF MENIFEE

FEB 15 2024

RECEIVED

Springhaven Senior Community

Resident: 24 years come July

Re: Coronado Condos  
Thornton Ave. + Murrieta Rd.

I don't feel that this type of dwelling is consistent with this area. We did not want to live in a Condo or Apartment after we retired. Sun City had always been referred to as a "Retirement Community".

The single family housing and nearby amenities was what we were looking for, so we bought in Sun City. We have to comply with an HOA to preserve our community.

I have known for some time that this location would be developed but assumed it would be with Seniors in mind.

2-15-2024

JUDY Hunter

-2-

I agree low income / affordable housing is needed. But even the term does not lend itself to the atmosphere we thought we were buying in to.

There are many Senior-Gated Single family houses and mobile home parks in this area and we are being surrounded by the very thing we were hoping to avoid.

I am against this project.

Judy Hunter

(760) 420-1685

**From:** [Karen Johnson](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado Condos  
**Date:** Thursday, February 15, 2024 3:05:29 PM

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I am a 43 year resident of this area of menifee and am against any multi-family condos - these are not consistent with our current conditions. Single family dwellings are the reason we moved here.

There is more that impacts an area when this type of dwellings are built- traffic, parking, schools etc.

The signage and letters which were mailed to residence within 300 feet of this Coronado condos project are in conflict with the sheet we received noted as Coronado Thorton Avenue Menifee California. Signage refers to multi family condominium units totaling 73 and that is aldi stated in the sign at the project site on Thorton.

The information that was passed on to me, showing the elevations and such of the proposed project do not look like multi family condominium units. Could you please explain this?

Also, several of the nearby residence would like to be put on the schedule at the public hearing. How does one go about that?

I am fully aware that growth is to be expected, especially in a rural area where we are living. What I do not want to see, is any type of opportunity for lower income housing nearby. We already have a ghetto type situation of our street due to rezoning of houses that were originally built for 55 and over but were too small and wouldn't sell. Therefore it became a rental disaster. I think you checked with the police department, fire, etc. they could confirm that.

In the letter that was received communication must be received before February 16. Therefore this email has been sent on February 15 before 3:30 PM.

Thank you in advance for your clarification etc.

Karen Johnson

**From:** [Kevin Marsh](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Proposed "Coronado Condos" in Menifee  
**Date:** Thursday, February 15, 2024 8:58:55 AM

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Fernando,

I have received the notice of the proposed Coronado Condos on Thornton Ave and Murrieta rd.

I live in the north east corner of the Springhaven housing tract right next to the lot where it is proposed to be built.

I would like to express my disagreement with the plan to build a multi-family housing project in this are of single family homes.

Although this are has been approved for a population density level 8, I believe that adding that much population to this area will create overcrowding of population and much higher traffic than these streets can absorb.

As we have seen in the growth developmants on the east side of the 215 freeway, i.e. Heritage and other projects, increasing the population to that level will also increase the crime level as we have seen in the housing projects on the east side of the 215 freeway and do not want to be exposed to that environment.

Please do not let the Coronado Condos project be built in our neighborhood.

Thank you for your time,

Kevin Marsh  
27260 Uppercrest Ct.  
Menifee, CA 92586

*City of Menifee Community Development Department*

Attn: Fernando Herrera, Associate Planner.

---

I'M, María Díaz

27418 Family Cir

Menifee Ca.92586

I'm disagree with this project, as an older person I believe this it is not possible to live with people of different ages because we have our own personalities and needs. That is why I Disagree this project..

Maria Diaz

951- 212- 0333

**From:** [matchoo1@aol.com](mailto:matchoo1@aol.com)  
**To:** [Bob Karwin](#); [Fernando Herrera](#); [Karen Johnson](#)  
**Subject:** Re: development on Chambers and Thornton  
**Date:** Thursday, February 15, 2024 7:46:52 AM  
**Attachments:** [image007.png](#)  
[image005.png](#)

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Good morning Bob..

Thankyou for your response. It is appreciated. There is some confusion with the public notices, the sign posted on site and the Plot plan you sent me for the Coronado Condos.

The sign and letter both refer to "Multifamily Condominiums." The Plot plans and elevations clearly show single family homes. Some clarification to the neighbors via a letter or a change in the sign on site would help.

The homes have a small footprint and 2 stories for increased square footage. These are consistent with the homes on Family Circle, and are better than the ones on Connie Way. It would remain to be seen as to how the owners keep them up. I am hoping that City ordinances keep them from becoming short term rentals.

We have canvassed the area regarding the "Multi family" aspect. Hopefully, the planners can alleviate the concern by removing any idea of anything other than single family homes.

I apologize for being such a pain in the nether regions, but this was supposed to be our "pine box" home. We are hoping that things don't get too bad.

And a reminder, the Pulte homes dump all of their run off out through the face of the curb above me. I notice vacuum units cleaning storm drains recently ahead of the rains coming. That sand/dirt is coming from the surface water running down Chambers into the storm drain. That needs to be fixed. Perhaps the 61 home development has a new storm drain to replace?

Thanks again

Matt Johnson

On Wednesday, February 14, 2024 at 11:17:07 AM PST, Bob Karwin <[bkarwin@cityofmenifee.us](mailto:bkarwin@cityofmenifee.us)> wrote:

Matt -

Here is some detail on the two projects you mentioned. (See below email from our Planning Director, Cheryl Kitzerow).

The projects have not yet been approved by the city. They are coming up for hearing before the Planning Commission on 2/28 for first item and PC 3/13 for second item. You should attend those hearings and give your input. If it is approved by Planning Commission, it may never reach City Council, so you should focus on those hearings.

Very truly yours,

Councilman Karwin

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**From:** Cheryl Kitzerow <ckitzerow@cityofmenifee.us>

**Sent:** Wednesday, February 14, 2024 10:04 AM

**To:** Bob Karwin <bkarwin@cityofmenifee.us>

**Cc:** Armando G. Villa <avilla@cityofmenifee.us>

**Subject:** RE: development on Chambers and Thornton

Good Morning

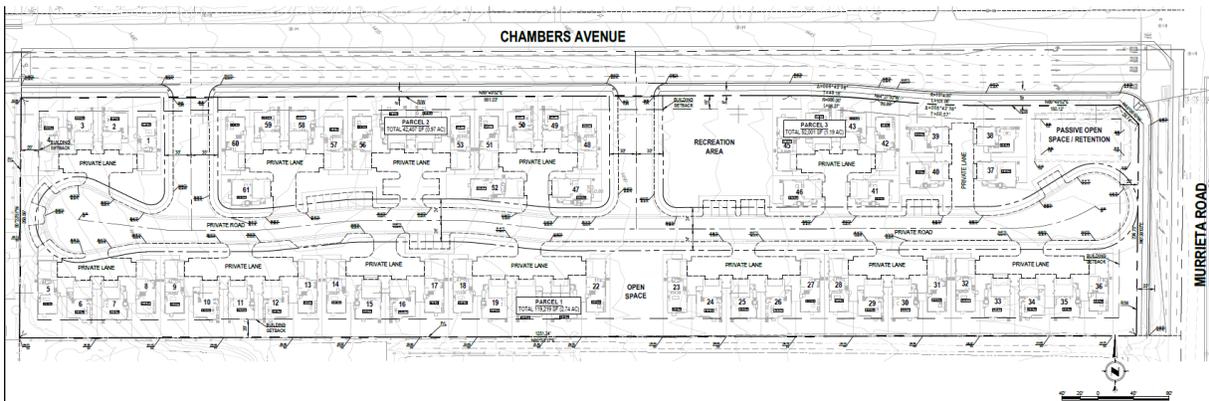
Yes, there are 2 residential projects that were recently noticed for Planning Commission public hearings. Info is below. Both are consistent with the City's General Plan and Zoning. Let me know if you have any questions or would like additional info. Have a great day.

**PC 2/28 – Coronado Condos** proposes the development of 73 condominium units. Units range from 1,292 square feet to 1,840 square feet of habitable space. Amenities within the development would include an approximately 71,601-square-foot common open space area inclusive of a dog park, tot lot with shade structure, bocce ball court, walking trail, open turf area, and seating.





**PC 3/13 - Di Capri Residential** proposes the development of 61 single-family condominium units. Units range from 1,766 square feet to 2,022 square feet of habitable space. Amenities within the project include three (3) common area "parks" - a 15,000 square foot centrally located park along Chambers Ave with a shade structure, tables and chairs, benches, bike racks, bollard lighting, barbeque grills, and trash receptacles, a 6,000 square foot park/dog park, centrally located along the southern property line and a 3,300 square foot pocket park along the eastern property line.



**From:** Bob Karwin <bkarwin@cityofmenifee.us>  
**Sent:** Wednesday, February 14, 2024 8:47 AM  
**To:** Cheryl Kitzerow <ckitzerow@cityofmenifee.us>  
**Subject:** Fw: development on Chambers and Thornton

Good Morning Cheryl -

I received the attached email from Matt Johnson, who lives off Chambers. He is concerned about the development going in on Thornton. More detail is provided below. Can you provide some information on what is being planned on these two properties?

Very truly yours,

Councilman Karwin

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**From:** [matchoo1@aol.com](mailto:matchoo1@aol.com) <[matchoo1@aol.com](mailto:matchoo1@aol.com)>  
**Sent:** Wednesday, February 14, 2024 8:36 AM  
**To:** Bob Karwin <[bkarwin@cityofmenifee.us](mailto:bkarwin@cityofmenifee.us)>  
**Subject:** Re: development on Chambers and Thornton

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Morning Bob...

I woke up this week to a notice for pending 61 condo's in the lot across from my home, and another 73 scheduled for the lot behind me, between Thornton and Esther.

The Pulte homes look very nice. Aside from the increased traffic loads, they are a welcome addition to our area.

Thank you...

Matt Johnson

On Tuesday, February 13, 2024 at 07:48:03 AM PST, Bob Karwin <[bkarwin@cityofmenifee.us](mailto:bkarwin@cityofmenifee.us)> wrote:

Dear Mr. Johnson:

I am not sure what "low income crap" you are referring to.

The large on Chambers and Thornton is Cimmaron Ridge. This was approved many years ago. It consists of three communities, all with single family homes selling for over \$500,000. Here is the link the Pulte Homes sales website that describes the projects: <https://www.pulte.com/homes/california/riverside-county/menifee>

I believe your main concern when we spoke was the vacant lot at Chambers and Murrieta Road. As of today, nothing has been approved for that property.

What is it you saw or heard that raised your concerns about housing development in your area?

Very truly yours,

Councilman Bob Karwin

---

**From:** [matchoo1@aol.com](mailto:matchoo1@aol.com) <[matchoo1@aol.com](mailto:matchoo1@aol.com)>

**Sent:** Friday, February 9, 2024 12:35 PM

**To:** Bob Karwin <[bkarwin@cityofmenifee.us](mailto:bkarwin@cityofmenifee.us)>; E-Mail Support <[ibcurley@frontier.com](mailto:ibcurley@frontier.com)>; Curley <[ibcurleybill@verizon.net](mailto:ibcurleybill@verizon.net)>

**Subject:** development on Chambers and Thornton

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Hi Bob,

I 'm dissappointed here. When we last spoke, you assured me that no low income crap was coming my way here on Chambers, but now we have planned projects in front of me and behind me.

I'm currently trying to get folks here to send emails and letters as well as attend the next council meeting.

We are not happy to have these projects coming into our neighborhood. The do not conform to existing conditions, with most of us having purchased single family dwellings with hopes of seeing property values increase. Low income apartments, projects, will destroy years of hopes.

Please reconsider what has been sent our way.

Matt Johnson

25890 Chambers Ave

Sun City, Ca 92586

**From:** [Mike Brehm](#)  
**To:** [Fernando Herrera](#)  
**Cc:** [Lina Brehm](#); [Liander Brehm](#); [Liana Brehm](#)  
**Subject:** Coronado Condos - DEV2022-023.  
**Date:** Sunday, January 21, 2024 9:12:14 AM

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Greetings Fernando,

My family resides at 25805 Esther Lane, Menifee CA. Our residence only has access via Esther Lane. Please respond to the following:

- Can you please ensure that the Coronado Condo project allows access to 25805 Esther Lane during the construction project?
- Will Esther Lane have public utilities added and will 25805 Esther be able to connect to any new utilities?

Our residence was originally a back property for a Chambers Ave residence and our utilities all come through the Chambers Ave lot.

Regards,  
Mike Brehm

**From:** [Moriyah Tobey](#)  
**To:** [Fernando Herrera](#)  
**Subject:** "Coronado Condos"  
**Date:** Friday, February 9, 2024 9:09:02 AM

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Good morning, I am emailing to explain my side of why I do not approve of the buildings of the Coronado Condos. We purchased this home 4 years ago for the whole reason of a quiet , SAFE, and slower paced area. Not only will this construction give us less privacy being that our backyard is parallel to the new building area, but it also takes away from the reason we moved to sun city in the first place. I am hoping and praying this email is actually read and taken into consideration before this build , however I know how construction works and our emails probably won't even be a bump in the road for the project. The city has already added so many homes that traffic to get to the freeway and even to drop my child off at day care has impacted our daily lives. Please don't take away more of what sun city means to us. The older community in this area relies on the slower pace. This will increase traffic collisions among this community, longer wait times for our total of 5 stores we even have in this town , which impacts the older community who have a lot of physical disabilities and cannot stand long. This build should not happen and I'm asking you to really outweigh what this really does to our city.

A concerned home owner  
Moriyah Bricker  
3255180828  
Sent from my iPhone

**From:** [Morris Hardin](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Objection to the Coronado Condo project  
**Date:** Thursday, February 15, 2024 11:48:46 AM

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Hello,

My name is Morris Hardin and I reside in the Springhaven community, specifically 27300 Uppercrest Court. I object to the plans of constructing a 73 multi-family community which would be in close proximity to the Springhaven neighborhood, and on the other side of the back yards of most of the residents who reside on Uppercrest Court.

These types of dwellings are not consistent with the current types of dwellings in the area. I moved to this area because it is a quiet single family housing community. I believe that the constructing of 73 multi-family condominium units will be detrimental, and bring increased noise and traffic. I would ask that you reconsider this construction plan for the sake of our community.

Thank you for your consideration.

Morris Hardin

**From:** [Nancy Holman](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado condos  
**Date:** Thursday, February 15, 2024 9:43:55 AM

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I am Nancy Holman and I live at 27370 Uppercrest Court, which is located on the corner of Esther Lane and Uppercrest Court.

The proposal of the Coronado condos will be behind my home. This will obstruct any view and will cause excessive noise.

These dwellings are not consistent with the current conditions. I purchased my home in a single-family housing area and would have never purchased a home with condominiums behind the property.

I am very much against this project.

**From:** [nuribe@ups.com](mailto:nuribe@ups.com)  
**To:** [Fernando Herrera](#)  
**Cc:** [rugrat\\_92504@yahoo.com](mailto:rugrat_92504@yahoo.com)  
**Subject:** CORONADO CONDOS -COMMUNITY DEVELOPMENT  
**Date:** Thursday, February 15, 2024 10:35:06 AM

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GOOD MORNING MR. HERRERA  
I A CONCERNED HOMEONER ON CHAMBERS AVE. I AM WRITING REGARDING THE CORONADO CONDO PROJECT. THIS NEW PROJECT IS NOT CONSISTEND WITH CURRENT CONDITIONS. THIS HAS BEEN A QUITE AREA AND NOT HEAVY TRAFFIC. I UNDERSTAND MENIFEE IS GROWING BUT IT IS GETTING OUT OF CONTROL.

I AM CONCERN OF MY WATER ISSUES I KEEP HAVING. AND HAVE TO CALL THE CITY TO REPAIR MY WATER PIPES AT LEAST TWICE A YEAR. I HAVE REACHED OUT AND EXPLAINED THAT MY FAUCET WATER HAS PARTICLES AND KEEP GETTING NO DIRECTION TO WHO CAN HELP ME WITH THIS. I TRIED SHOWING THE WORKERS HOW MUCH CONTAMINATION MY WATER HAS AND THEY KEEP BRUSHING ME OFF. I WONDER IF THEY START DEVELOPING AROUND MY PROPERTY THIS IS GOING TO GET WORST.

Thank you,

~Nancy Uribe-Pierce~

Temescal Canyon

Operations Management Specialist

951.419.6643

**From:** [Ramon Mendez](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Re: Condominiums on Thorton  
**Date:** Friday, February 16, 2024 8:21:24 PM

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You don't often get email from ramon120m@yahoo.com. [Learn why this is important](#)

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Mr. Herrera I owe you an apology, my previous email was wrong, I was miss guided by a flyer from a neighbor they change low density to low income wording so again apologies from Ramon D. Mendez

On Wednesday, February 14, 2024 at 08:34:53 PM PST, Ramon Mendez <ramon120m@yahoo.com> wrote:

Mr. Herrera,

I live on 27270 Uppercrest Ct. My name is Ramon D. Mendez I move here because of low density housing no apartments or Condos around especially affordable housing surrounded by seniors communities. " Sun City " I am completely oppose to this project. This type of dwellings is not consistent with current conditions in our area. Is Menifee trying to change seniors areas into multi family housing ?

Thanks for your attention,  
Ramon D. Mendez

**From:** [REBECCA AZAREWICZ](#)  
**To:** [Fernando Herrera](#)  
**Subject:** I AM AGAINST THE PROJECT of Low income/affordable housing Condominium units in my Neighborhood.  
**Date:** Wednesday, February 14, 2024 10:11:14 PM  
**Importance:** High

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You don't often get email from bexazar@gmail.com. [Learn why this is important](#)

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Dear Mr. Herrera,

I am strongly against this project. I am a resident in the SpringHaven community residing on Uppercrest Ct. These type of dwellings are not consistent with current conditions. If I wanted to live in an apartment or condo I would have done so. I chose to retire in a retirement community, 55 and up. I don't want to live next to families with children. This will ruin my retirement. I don't want to live with the noise and irritation of construction and screaming children. That is not what a retirement community is, which is single family homes age 55 and older.

Please stop this project!!!

Regards,  
Rebecca Azarewicz

**From:** [Robert Pierce](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado Condos  
**Date:** Thursday, February 15, 2024 10:10:23 AM

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You don't often get email from robert.d.pierce1@gmail.com. [Learn why this is important](#)

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Good day Sir,

My name is Robert Pierce and I live on Chambers Ave. I am writing you in regards to the Coronado Condo project. This new project is not consistent with current conditions. I could have chosen to live in an apartment or condo but chose to live in a single family housing area. I am against this project.

Thank you for your time  
Robert Piece

**From:** [Ryan Crampton](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Condominiums in our neighborhood  
**Date:** Wednesday, February 14, 2024 8:44:18 PM

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[You don't often get email from [ryancrampton@gmail.com](mailto:ryancrampton@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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My name is Ryan, I Live off Turfwood and Marietta Road and next to Thorton Avenue. When I bought my house, this was a single-family dwelling area. I don't want apartments with 73 multi family, low income housing. We have enough traffic now with the houses behind us that have just been built and quail Valley has a shortcut now come right through our neighborhood. No one should be able to decide to change where we live. I'm against this project.

Sent from my iPhone

**From:** [Stephanie Gumbert](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Project "Coronado Condos"  
**Date:** Wednesday, February 14, 2024 10:17:41 AM

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You don't often get email from stephaniegumbert@gmail.com. [Learn why this is important](#)

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To whom it may concern,

Goodmorning, My name is Stephanie Gumbert, current resident of the Sun Ranch community in Menifee. I am writing regarding the city proposed project "Coronado Condos."

I have been a resident of the Sun Ranch community in Menifee for over 8 years with my family, and my husband has lived in Menifee for over 30 years. We moved from our previous home off of Newport road near the traffic of restaurants and multifamily dwelling units to this community specifically because of its location within our city and because we want to live in and around other single family dwelling units. We do not support the city proposed project "Coronado Condos" right outside of our neighborhood and we hope that the city of Menifee will see that project is not at all consistent with current conditions.

Thank you for your consideration,  
Jason and Stephanie Gumbert

**From:** [Stone, Candace S.](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Coronado Condo project  
**Date:** Thursday, February 15, 2024 4:48:24 PM

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You don't often get email from [cstone@valverde.edu](mailto:cstone@valverde.edu). [Learn why this is important](#)

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I oppose this project. I am at 25711 Turwood. My family purchased our home back in 2009. We would have not chosen to purchase if there were apartments or condos right next to us. The fact that all those houses behind us have already had a negative impact- traffic, noise, dust /population from building etc. As well as the loss of beautiful empty space. Now there will be a huge multi family complex. I worked for years in multi family property management and I can tell you I do not want that type of place next to me.

Candace Stone  
951-215-5245

**From:** [Lara Cloo](#)  
**To:** [Fernando Herrera](#)  
**Subject:** Tentative tract of Coronado condos  
**Date:** Thursday, February 15, 2024 12:44:15 PM

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[You don't often get email from laracloo729@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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> Dear Mr. Herrera,

>

> We are writing to request that the development of 73 condominiums between Thornton Ave. and Ester Ln. does not proceed. This project is not aligned within the two adjoining neighborhoods of single family homes.

> The impact of the density of condominiums would add too much traffic and noise to our bedroom community. We are also very concerned about the loss of property values of our homes due to the proximity of such a large condominium complex.

> Please do not allow this development to continue, nor any level of high density housing, in this small area of space within our neighborhoods of single family homes.

>

> Sincerely,

> William and Lara Cloo

> 25887 Balsam Fir Circle

## **Response No. 1**

### Resident Comment Letters Various Dates

During the course of the project's public review period, several letters regarding the project were received from surrounding residential neighbors of the project. These comment letters identified general concerns related to land use compatibility with surrounding uses, as well as the project's potential to create impacts related to air quality (dust), noise, population, traffic and circulation, and utilities. Although these comments did not identify a specific concern with the Draft IS/MND environmental analysis, the City has elected to provide responses to relevant environmental issues raised in those comment letters.

**Land Use and Planning:** The commenters identified concerns related to land use compatibility with surrounding uses. As described in Draft IS/MND Section 4.11, *Land Use and Planning*, the project site has a General Plan land use designation of 5.1-8 dwelling units per acre (du/ac) Residential (5.1-8 R), which allows single-family attached and detached development. The site has a zoning designation of Low Medium Density Residential (LMDR), which also allows single-family attached and detached development (5.1-8 du/ac). The density of the project would be approximately 8.0 du/ac, which is within the allowable density range of 5.1-8 du/ac for land with the Low Medium Density Residential zoning designation. As such, the proposed project is consistent with the existing land use and zoning designations.

Further, the project's design would be reviewed and approved by the City during the development review process. This process would verify that the project's design is compatible with development in the surrounding vicinity and that it is consistent with applicable zoning regulations. As such, the project would result in less than significant impacts in this regard.

One commenter (Moriyah Bricker, February 9, 2024) states the project's construction will impact privacy for their residence. As detailed in Draft IS/MND Section 2.3, *Project Characteristics*, the project would be constructed to conform with the City of Menifee Comprehensive Development Code (Municipal Code Title 9, Planning and Zoning, Article 4, Site Development Regulations and Performance Standards) and the City's adopted Design Guidelines, which includes design standards related to building size, height, setback, and other considerations. Additionally, Draft IS/MND Exhibit 3, *Conceptual Site Plan*, indicates the 15' front and side yard setbacks and 20' rear yard setbacks on the project site. Based on the project's Conceptual Landscape Plan, dated September 2022, perimeter trees would be placed along the project's northern and southern boundaries adjacent to Thornton Avenue and Esther Lane. The project is designed to provide adequate buffer to surrounding uses, and complies with the design requirements set forth by the City.

**Air Quality:** One comment letter (Candice Stone, February 15, 2024) identifies concerns related to the project's potential to result in dust impacts. The project's potential to result in short-term and long-term air quality impacts is evaluated in Draft IS/MND Section 4.3, *Air Quality*. As identified, construction activities are a source of fugitive dust emissions that may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the project area. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways (including demolition as well as construction activities). Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions. Fugitive dust from grading, excavation and construction is expected to be short-term and would cease upon project

completion. Most of this material is inert silicates, rather than the complex organic particulates released from combustion sources, which are more harmful to health.

Dust (larger than 10 microns) generated by such activities usually becomes more of a local nuisance than a serious health problem. Of particular health concern is the amount of Coarse Particulate Matter (PM<sub>10</sub>) generated as a part of fugitive dust emissions. PM<sub>10</sub> poses a serious health hazard alone or in combination with other pollutants. Fine Particulate Matter (PM<sub>2.5</sub>) is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and re-suspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. PM<sub>2.5</sub> is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary sources. These particles are either directly emitted or are formed in the atmosphere from the combustion of gases such as NO<sub>x</sub> and SO<sub>x</sub> combining with ammonia. PM<sub>2.5</sub> components from material in the Earth's crust, such as dust, are also present, with the amount varying in different locations.

The project would adhere to South Coast Air Quality Management District (SCAQMD) Rules 402 and 403 (which require watering of inactive and perimeter areas, track-out and street sweeping requirements in accordance with Rule 1186/1186.1, etc.), to reduce PM<sub>10</sub> and PM<sub>2.5</sub> concentrations. As depicted in Draft IS/MND Table 4.3-1, total PM<sub>10</sub> and PM<sub>2.5</sub> emissions would not exceed the SCAQMD thresholds during construction. Thus, PM<sub>10</sub> and PM<sub>2.5</sub> emissions impacts associated with project construction would be less than significant.

**Noise:** Several comment letters identify concerns related to the project's potential to generate noise. The project's noise analysis is included in Draft IS/MND Section 4.13, *Noise*, and Appendix G, *Noise Modeling*. To quantify existing ambient noise levels in the vicinity of the project site, two noise measurements were taken on July 27, 2023; refer to Draft IS/MND Table 4.13-3, *Noise Measurements*. The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the project site. Two ten-minute measurements were taken between 10:30 a.m. and 11:00 a.m. Short-term (L<sub>eq</sub>) measurements are considered representative of the noise levels throughout the day, including one in front of 27340 Uppercrest Court and one at the northern boundary of the project site along Thornton Avenue. As concluded in Draft IS/MND Section 4.13, the proposed project would result in less than significant mobile (i.e., trip-generated) and stationary noise (mechanical equipment, slow moving trucks, parking areas, and outdoor gathering areas) to nearby noise-sensitive receptors.

**Population:** Several commenters express concern regarding the project's population impacts. An analysis of the project's impacts to population and housing is included in Draft IS/MND Section 4.14, *Population and Housing*. A project could induce population growth in an area either directly, through the development of new residences or businesses, or indirectly, through the extension of roads or other infrastructure. The project would construct 73 one- and two-story multi-family condominium units, which would be permitted under the LMDR zoning designation for the project site.

The proposed project is not anticipated to induce substantial unplanned population growth in the area, either directly or indirectly. Based on the City's average household size of 2.89, the project would introduce up to 211 new residents.<sup>1</sup> As a residential housing development, the project would not generate new permanent jobs. Thus, the project would not result in indirect population growth from potential employees relocating to

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<sup>1</sup> California Department of Finance Demographic Research Unit, Report E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2022-2023 with 2020 Benchmark, Sacramento, California, January 2023.

the City. Therefore, potential population growth associated with the project would represent only a 0.19 percent increase over the City's estimated 2023 population of 110,034 persons. As such, although nominal, the project would induce population growth in a local context.

Potential population growth impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. The Southern California Association of Governments (SCAG) growth forecasts estimate the City's population to reach 129,800 persons by 2045, representing a total increase of 40,200 persons between 2016 and 2045.<sup>2</sup> SCAG's regional growth projections are based upon long-range development assumptions (i.e., General Plans) of the relevant jurisdiction. The project's anticipated resident population (211 persons) would represent 0.16 percent of the 2045 population anticipated for the City.

Although the project would result in direct population growth, the proposed project would not induce substantial unplanned population growth exceeding existing local conditions (0.19 percent increase) and/or regional populations projections (0.16 percent of the total projected 2045 population of the City). Additionally, buildout of the project site under the LMDR zoning was already contemplated in the General Plan and regional growth forecasts. As a result, the project would result in less than significant impacts to unplanned population growth.

**Traffic and Circulation:** One commenter (Mike Brehm, January 21, 2024) requests confirmation that the project would allow access to their property during construction. As detailed in the Draft IS/MND Section 4.17, *Transportation*, Mitigation Measure TRA-2 requires development of a Traffic Management Plan that allows for at least one direction of traffic flow in each direction on adjacent roadways must always be open during construction activities, so as not to impede emergency access. With implementation of Mitigation Measure TRA-2, adequate access would be maintained throughout construction.

Several comments expressed concern regarding the project's contribution to local traffic. The project's impacts to local traffic are analyzed in Draft IS/MND Section 4.17 and were found to meet the City's Level of Service (LOS) guidelines for each intersection and roadway segment, with the exception of McCall Boulevard and I-215 Ramps. With implementation of Mitigation Measure TRA-1, which requires that the Applicant pay a fair share contribution towards the planned improvements at the I-215/McCall Boulevard interchange, project impacts to this specific intersection and local traffic would be less than significant.

Comments also express concern regarding the project's potential to increase traffic collisions in the community. As described in Draft IS/MND Section 4.17, Threshold C, the project does not propose changes to the City's circulation system, such as sharp curves or dangerous intersections, and would not introduce incompatible uses to area roadways, nor result in hazardous traffic conditions. The project would be subject to the City's traffic engineer and the City's Fire Department review and approval for compliance with applicable design and safety standards. Therefore, the project would not result in significant impacts to traffic safety, and no mitigation is required.

**Utilities:** One commenter (Mike Brehm, January 21, 2024) asks whether the project would add public utilities and inquires about the potential of connectivity between their residence and the new utilities, while specifying that their current utilities are provided via a lot on Chambers Avenue.

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<sup>2</sup> Southern California Association of Governments, Current Context: Demographics and Growth Forecast Technical Report, September 3, 2020.

Draft IS/MND Section 4.19, *Utilities and Service Systems*, details that a water line, sewer service, and a storm drain will serve the project site, and dry utilities such as electricity and natural gas would also be provided. Specifically, water supply services would be provided via private residential and irrigation lines that would be constructed on-site and be connect to existing water facilities on Thornton Avenue and Esther Lane. On-site sewer laterals would connect to existing sewer facilities on Thornton Avenue. and Esther Lane. The project also proposes a subsurface storm drain, drainage inlets, and an underground chamber system to serve as water treatment for the site and convey peak flows. New private on-site gas and electricity lines would also be constructed. These features are depicted on the Applicant-prepared Site Plan, Conceptual Grading, and Conceptual Utility Plan.

Regarding potential connectivity to these utilities, connection to the commenter's parcel was not analyzed in the Draft IS/MND and warrants no further response (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues).

JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
951.788.9965 FAX  
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

254562

January 22, 2024

City of Menifee  
Planning Division  
29714 Haun Road, Building A  
Menifee, CA 92586

Attention: Fernando Herrera

Re: DEV 2022-023, TTM 38577, (PLN 22-0232) and  
PP No. PLN 22-0231, Coronado Condos  
APNs 335-440-001 and 335-440-002

2-1

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received January 16, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

2-2

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, \_\_\_\_\_. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- If this project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There

shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's \_\_\_\_\_ Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Sun City-Hillman Street Storm Drain and Sun City-Thornton Avenue Storm Drain. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

2-2  
[contd.]

**GENERAL INFORMATION**

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

2-3

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL  
Engineering Project Manager

## **Response No. 2**

Riverside County Flood Control and Water Conservation District  
Amy McNeill, Engineering Project Manager  
January 22, 2024

- 2-1 The commenter represents the Riverside County Flood Control and Water Conservation District (District) and states the District does not plan check City land uses cases, provide flood hazard reports, nor usually offer recommendations for project conditions, and any such offerings would be limited to the interest of the District. Additionally, the commenter states the District provides general information. The comment is acknowledged. Since this comment does not identify a specific concern with the adequacy of the Draft IS/MND or raise an issue or comment specifically related to the Draft IS/MND's environmental analysis under CEQA, no further response is warranted. (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues.)
- 2-2 The commenter states that the District has not reviewed the project in detail, and while their comments do not constitute approval or endorsement of the project, the District states they would consider ownership of constructed storm drains or channels associated with the project that are greater than 36 inches in diameter, and details the process for acceptance. This comment is acknowledged.
- The commenter also specifies that the project must obtain an encroachment permit for construction within the Sun City-Hillman Street Storm Drain and the Sun City-Thornton Avenue Storm Drain, occurring within the District's right-of-way or facilities. As detailed in Draft IS/MND Section 2.5, *Agreements, Permits, and Approvals*, an encroachment permit is identified as an anticipated permit for the project.
- 2-3 The commenter offers general information regarding National Pollutant Discharge Elimination System (NPDES) permitting, Federal Emergency Management (FEMA) guidelines, compliance with CEQA, and proceedings if the project is within a natural watercourse or mapped floodplain. Draft IS/MND Section 2.5 lists the necessary discretionary approvals obtained for the project, including (but not limited to) CEQA clearance, a NPDES permit from the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB), a Section 404 Nationwide Permit from the United States Army Corps of Engineers (USACE), a Section 401 Water Quality Certification Permit, and a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW).

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# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-057-2022-015

January 31, 2024

[VIA EMAIL TO: fherrera@cityofmenifee.us]

City of Menifee  
Mr. Fernando Herrera  
29844 Haun Road  
Menifee, CA 92586

## Re: Coronado Condos MND

Dear Mr. Fernando Herrera,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Coronado Condos project. We have reviewed the documents and have the following comments:

\*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal  
Cultural Resources Analyst  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

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### **Response No. 3**

Agua Caliente Band of Cahuilla Indians  
Xitlaly Madrigal, Cultural Resources Analyst  
January 31, 2024

- 3-1        The commenter represents the Agua Caliente Band of Cahuilla Indians and states that the Draft IS/MND includes proper mitigation to ensure protection of tribal cultural resources. Additionally, the commenter verifies conclusion of AB 52 consultation. This comment is acknowledged. Since this comment does not identify a specific concern with the adequacy of the Draft IS/MND or raise an issue or comment specifically related to the Draft IS/MND's environmental analysis under CEQA, no further response is warranted. (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues.)

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**From:** [Fernando Herrera](#)  
**To:** [Gonzalez, Alicia](#)  
**Subject:** EXTERNAL: FW: Coronado Condos project  
**Date:** Friday, February 9, 2024 12:22:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[20240202113911.pdf](#)

**EXTERNAL EMAIL**

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**From:** Liao, William <WLiao@socalgas.com>  
**Sent:** Friday, February 2, 2024 11:56 AM  
**To:** Fernando Herrera <fherrera@cityofmenifee.us>  
**Cc:** SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>; Leone-Wesolowski, Becky E <BLEone-Wesolowski@socalgas.com>  
**Subject:** Coronado Condos project

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**[CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

4-1 | Hi Fernando.

I'm reviewing your package for the Coronado Condos project and just want to make sure I'm looking at the right location. Your package called out 335-440-001 and -035, but my search showed -001 and -002. Due to the discrepancy, I will go by your project site map for the location for my review.

4-2 I have a 4" gas main within the Thornton Ave right-of-way on the north side. I also see a 2" gas main stubbed out at the property line at the bottom left border of the proposed development, on Esther Ln.

4-3 Please help me ensure everyone's safety and have the Developer contact USA / Dig Alert prior to any excavation activities so we can get out to Locate & Mark our facilities.

4-4 If the Developer needs gas service, please have them contact our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

Please let me know if you have any questions.

**Will Liao**  
Region Planning Supervisor  
Redlands HQ / Southeast Region  
Mobile: 840-213-5899



## **Response No. 4**

SoCal Gas  
William Lao, Regional Planning Supervisor  
February 2, 2024

- 4-1 The commenter (SoCal Gas) requests to verify that the project is located at Assessor's Parcel Numbers (APNs) 335-440-001 and 335-440-035, since their search shows the project site as being located at APNs 335-440-001 and 335-440-002. City staff has verified the APNs identified for the project location are accurate. No changes are required nor necessary in this regard.
- 4-2 The commenter states a 4-inch gas main is present within the north side of the Thornton Avenue right-of-way. Additionally, the commenter states a 2-inch gas main is present at the southwest border of the project site on Esther Lane. The comment is acknowledged. This comment does not identify a specific concern with the adequacy of the Draft IS/MND's environmental analysis under CEQA. Therefore, no further response is warranted (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues).
- 4-3 The commenter requests that the Developer contact USA / Dig Alert prior to ground-breaking activities so SoCal Gas can locate and mark their facilities present within the project area. The comment is acknowledged. This comment does not identify a specific concern with the adequacy of the Draft IS/MND's environmental analysis under CEQA. Therefore, no further response is warranted (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues).
- 4-4 The commenter offers a resource for the Developer to apply for gas services, if needed. The comment is acknowledged. This comment does not identify a specific concern with the adequacy of the Draft IS/MND's environmental analysis under CEQA. Therefore, no further response is warranted (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues).

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### **3.0 MITIGATION MONITORING AND REPORTING PROGRAM**

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Checklist*, and Table 2, *Standard Conditions and Requirements Checklist*, have been prepared for the DEV2022-023 Coronado Condos Project (the “project”). This Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Menifee DEV2022-023 Coronado Condos Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist and Standard Conditions and Requirements Checklist (Table 1 and Table 2). If an adopted mitigation measure or standard condition is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.

**Table 1**  
**Mitigation Monitoring and Reporting Checklist**

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
<b>BIOLOGICAL RESOURCES</b>							
BIO-1	<p><b>Pre-Construction Survey for Nesting Birds.</b> Ground-disturbing activities shall be conducted during the non-breeding season for birds (approximately September 1 through January 31) to avoid violations of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code § § 3503, 3503.5 and 3513.</p> <p>If grading or construction activities, including vegetation removal with the potential to disrupt nesting birds, including burrowing owl and coastal California gnatcatcher, are scheduled to occur during the bird breeding season (February 1 through August 31), a pre-construction nesting bird clearance survey shall be conducted by a qualified Designated Biologist no more than seven (7) days prior to the start of any vegetation removal or ground disturbing activities to ensure that impacts to nesting birds do not occur.</p> <p>The nest survey shall include the project site and any adjacent areas (i.e., construction site entrances and/or staging areas) where the project activities have the potential to cause nest failure. The qualified biologist shall survey all suitable nesting habitat within the project site and within a biologically defensible buffer distance surrounding the project site for the presence of nesting birds and should provide</p>	Applicant/ Designated Biologist	Community Development Department - Planning Division/ Designated Biologist	Within Seven (7) Days Prior to the Start of Ground- Disturbing Activities/ During Construction			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	documentation of the surveys and findings to City of Menifee for review prior to initiating project activities. If no active bird nests are detected, project-related activities may begin. If an active nest is found, the bird should be identified to species and the approximate distance from the closest work site to the active nest should be estimated and the qualified biologist should establish a “no-disturbance” buffer around the active nest. The distance of the “no-disturbance” buffer may be increased or decreased according to the judgement of the qualified biologist depending on the level of construction activity and sensitivity of the species. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project-related activities within the “no disturbance” buffer may occur.						
BIO-2	<b>Pre-Construction Surveys for Burrowing Owl.</b> A qualified biologist shall conduct a pre-construction survey for burrowing owl within the project site within 30 days prior to the start of ground-disturbing activities. The surveys shall follow the methods described in the <i>Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Burrowing Owl Survey Instructions</i> (RCTLMA 2006). Once the survey is completed, the designated biologist shall prepare and submit a final report documenting the results of the clearance survey to the City of Menifee for review and file. If no burrowing owls or occupied burrows are detected, project construction may begin, and no additional avoidance or minimization measures would be required. If at any time there is a lapse of project activities for 30 days or	Applicant/ Designated Biologist	Designated Biologist/ Community Development Department - Planning Division	Within 30 Days Prior to the Start of Ground- Disturbing Activities/ During Construction			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	<p>more, another burrowing owl survey shall be conducted.</p> <p>If an occupied burrow is found within the project impact area during the pre-construction clearance survey, the onsite biologist will review and establish a conservative avoidance buffer surrounding the nest based on their best professional judgment and experience and verify compliance with this buffer and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Plan that shall be prepared by the Applicant and approved by the City in consultation with the California Department of Fish &amp; Wildlife (CDFW), or the construction contractor shall stop construction activities within the buffer zone established around the active nest and shall not resume construction activities until the nest is no longer active. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the MSHCP. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.</p>						
BIO-3	<p><b>Determination of Biologically Equivalent or Superior Preservation.</b> In the event the proposed site plan cannot avoid the Hillman Street Storm Drain (HSSD) Channel within the southwest portion of the project site, the project Applicant shall submit a</p>	Applicant	CDFW/ USFWS/ Community Development Department - Planning Division	Prior to Permit Issuance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	Determination of Biologically Equivalent or Superior Preservation (DBESP) to the California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) for review and approval prior to grading permit issuance. Copies of the DBESP and CDFW/USFWS approval documents shall be provided to the City of Menifee Community Development Department.						
BIO-4	<b>Regulatory Permitting.</b> Prior to grading permit issuance the project Applicant shall obtain a Section 404 Nationwide permit from the United States Army Corps of Engineers; a Section 401 Water Quality Certification permit, and Section 1602 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife for impacts to jurisdictional waters. Copies of permits and agency clearance shall be provided to the City of Menifee Community Development Department.	Applicant	United States Army Corps of Engineers/ CDFW/ Community Development Department - Planning Division	Prior to Issuance of Grading Permits			
<b>TRANSPORTATION</b>							
TRA-1	<b>Fair Share Contribution.</b> Prior to the issuance of building permits, the project applicant shall pay the project's fair share amount consistent with the <i>Transportation Impact Analysis, Coronado Condos</i> , prepared by Michael Baker International, dated August 14, 2023, in conjunction with all other applicable transportation fees (including but not limited to the City's development impact fees), as follows: <ul style="list-style-type: none"> <li>For impacts to the McCall Boulevard/I-215 Southbound On-Ramp and Off-Ramp, the</li> </ul>	Applicant	City of Menifee Traffic Engineer	Prior to Issuance of Building Permits			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	<p>fair share contribution of 3.8 percent shall apply to the project.</p> <ul style="list-style-type: none"> <li>For impacts to the McCall Boulevard/I-215 Northbound On-Ramp and Off-Ramp, the fair share contribution of 2.0 percent shall apply to the project.</li> </ul>						
TRA-2	<p><b>Traffic Management Plan.</b> Prior to issuance of grading permits, the project applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Menifee Traffic Engineer. The TMP shall include measures to minimize potential safety impacts during the short-term construction process if partial or full lane closures are required. The TMP shall specify that one direction of travel in each direction on adjacent roadways must always be maintained during project construction activities. If full lane closures are required and one direction of travel in each direction cannot be maintained, the TMP shall identify planned detours. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and use of construction flagperson(s) to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.</p>	Applicant	City of Menifee Traffic Engineer	Prior to Issuance of Grading Permits			

**Table 2**  
**Standard Conditions and Requirements**

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
<b>CULTURAL RESOURCES</b>							
SC-CUL-1	<p><b>Archeologist Retained.</b> Prior to issuance of a grading permit, the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>The project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.</p> <p>The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.</p>	Qualified Archaeologist/ Tribal Monitor	Community Development Department - Planning Division	Prior to the Issuance of a Grading Permit/ During Ground Disturbing Activities			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	<p>In addition, the project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s)</li> </ul>						

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	<p>can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; and</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources' evaluation.</p>						
SC-CUL-2	<p><b>Non-Disclosure of Location Reburials.</b> It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254(r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).</p>	Contractor	Community Development Department - Planning Division	During Ground Disturbing Activities			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
SC-CUL-3	<p><b>Inadvertent Archeological Find.</b> If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).</p> <p>i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.</p> <p>ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>iii. Grading of further ground disturbance shall not resume within the area of the discovery until an</p>	Contractor/ Qualified Archaeologist/ Tribal Monitor	Community Development Department - Planning Division	During Ground Disturbing Activities			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	<p>agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p> <p>v. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental</p>						

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.						
SC-CUL-4	<p><b>Cultural Resources Disposition.</b> In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Meniffee Community Development Department:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</p> <p>ii. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial</p>	Qualified Archaeologist/ Tribal Monitor	Community Development Department - Planning Division	During Ground Disturbing Activities			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	<p>area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.</p> <p>iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject</p>						

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.						
SC-CUL-5	<b>Native American Monitoring (Pechanga).</b> Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Pechanga Tribal Monitor	Community Development Department - Planning Division and Engineering Department	During Ground Disturbing Activities			
SC-CUL-6	<b>Native American Monitoring (Soboba).</b> Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians.	Soboba Tribal Monitor	Community Development Department - Planning Division and Engineering Department	During Ground Disturbing Activities			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the project Archaeologist.						
SC-CUL-7	<b>Archeology Report - Phase III and IV.</b> Prior to final inspection, the developer/permit holder shall prompt the project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Qualified Archaeologist	Community Development Department - Planning Division	Prior to Final Inspection			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
SC-CUL-8	<b>Human Remains.</b> If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	Contractor	Community Development Department - Planning Division	During Ground Disturbing Activities			
	<b>GEOLOGY AND SOILS</b>						
SC-GEO-1	<b>Inadvertent Paleontological Find.</b> In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within fifty (50) feet of the find shall be temporarily halted or diverted. The contractor shall notify a qualified paleontologist to examine the discovery. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the Community Development Department to determine procedures	Contractor/ Qualified Paleontologist	Community Development Department - Planning Division	During Ground-Disturbing Activities			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	that would be followed before construction is allowed to resume at the location of the find. If in consultation with the paleontologist, the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important. The plan shall be submitted to the Community Development Department for review and approval, and the project proponent shall implement the approval plan.						
	<b>NOISE</b>						
SC-NOI-1	<p>The project shall comply with Menifee Municipal Code, Section 9.210.060 (Noise Control Regulations), Section 9.210.060 – General Exemptions, exemptions relevant to the project include:</p> <ul style="list-style-type: none"> <li>• Property maintenance including lawnmowers, leaf blowers, etc., provided such maintenance occurs between the hours of 7 a.m. and 8:00 p.m.</li> <li>• Motor vehicles, other than off-highway vehicles.</li> <li>• Heating and air conditioning equipment in proper repair.</li> </ul>	Applicant	Code Enforcement	During Operation			
SC-NOI-2	The project shall comply with Menifee Municipal Code, Section 9.210.060 (Noise Control Regulations), Section 9.210.060 – Construction-Related Exemptions, construction noise is exempt from applicable noise standards provided that:	Contractor	Community Development Department - Planning Division	During Construction			

Condition Number	Standard Conditions and Requirements	Implementation Responsibility	Monitoring Responsibility	Timing	Verification of Compliance		
					Initials	Date	Remarks
	<ul style="list-style-type: none"> <li>The construction project is located at least one-quarter mile from an inhabited dwelling; or</li> <li>Construction does not occur between the hours of 7:00 p.m. and 6:30 a.m</li> </ul>						