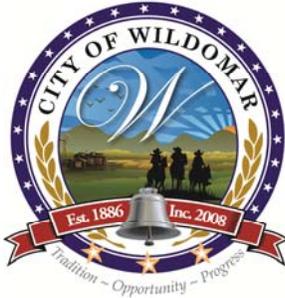


## **APPENDIX 1.0-A: NOP & COMMENT LETTERS**



## NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

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**Date:** January 26, 2015

**To:** California State Clearinghouse  
Responsible and Trustee Agencies  
Interested Parties and Organizations  
Affected Property Owners  
(see attached distribution list)

**Subject:** Notice of Preparation (NOP) for the preparation of an Environmental Impact Report (EIR) for the Horizons Development Project (Planning Application No. 14-0040): The proposed project includes the following four development applications (see **Figure 1, Proposed/Draft Site Plan**).

1. General Plan Amendment (GPA): A proposed General Plan Amendment from Business Park (BP) to Commercial Retail (CR) on 5.20 acres and to High Density Residential (HDR) on 10.68 acres to accommodate the project.
2. Change of Zone (CZ): A proposed change in the current zoning from R-R (Rural Residential) to R-3 (General Residential) for the entire 20-acre site to accommodate the proposed project.
3. Tentative Tract Map (TTM 36672): A tentative tract map for condominium purposes to subdivide the 20-acre site into three parcels to accommodate the proposed project.
4. Plot Plan (PP): A proposed plot plan for the 20-acre project site to accommodate the proposed 86-unit senior assisted living facility and 138-unit multi-family townhome/condominium project.

**Project Location:** The proposed project is located at the northwest corner of Elizabeth Lane and Prielipp Road (see **Figure 2, Regional Vicinity Map**) in the City of Wildomar in Riverside County (APN 380-250-023). The project is bordered by Prielipp Road to the south, the future Bunny Trail Road to the north, and the future Elizabeth Lane to the east. The project is mapped within Section 31, Township 5 South, Range 3 West.

**Lead Agency:** City of Wildomar

**Contact:** Matthew C. Bassi, Planning Director

**Project Title:** Horizons Development Project (Planning Application No. 14-0040)

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Wildomar, as lead agency, will prepare an Environmental Impact Report (EIR) for the Horizons Development Project (referred to herein as proposed project or project). Pursuant to CEQA Guidelines Section 15082(a), the City of Wildomar (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The City is soliciting your comments on the scope of the analysis to be contained in the EIR.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is **30 days** starting on **January 26, 2015, and ending on February 24, 2015**. **Your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice pursuant to CEQA Guidelines Section 15082(b)**, and must include the name of a contact person at your agency or organization.

Please send or e-mail your written responses to:

Matthew C. Bassi, Planning Director  
City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
mbassi@cityofwildomar.org

#### **PUBLIC SCOPING MEETING**

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments provided during the meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR. The scoping meeting will be held at the following time and location:

**Monday, February 9, 2015, from 6:00 to 7:00 p.m.**  
**City of Wildomar, City Council Chambers**  
**23873 Clinton Keith Road, Suite 111**  
**Wildomar, CA 92595**

#### **PROJECT DESCRIPTION**

The proposed project is a mixed-use residential and assisted living development on approximately 20 gross acres (18.41 net acres). The project includes 138 (two-story) multi-family townhome units (for sale) on 10.68 acres, an 86-unit (two-story) senior assisted living facility on 5.29 acres, and a 2.44-acre open space area for natural conservation and drainage (see **Figure 1, Proposed/Draft Site Plan**). The project includes the following four development applications.

1. General Plan Amendment (GPA): A proposed General Plan Amendment from Business Park (BP) to Commercial Retail (CR) on 5.20 acres and to High Density Residential (HDR) on 10.68 acres to accommodate the project.
2. Change of Zone (CZ): A proposed change in the current zoning from R-R (Rural Residential) to R-3 (General Residential) for the entire 20-acre site to accommodate the proposed project.

3. Tentative Tract Map (TTM 36672): A tentative tract map for condominium purposes to subdivide the 20-acre site into three parcels to accommodate the proposed project.
4. Plot Plan (PP): A proposed plot plan for the 20-acre project site to accommodate the proposed 86-unit senior assisted living facility and 138-unit multi-family townhome/condominium project.

## **ENVIRONMENTAL IMPACTS**

The City has determined that the project will require preparation of an EIR to address all aspects of the environmental analysis. Thus, the City will not prepare an Initial Study as permitted in CEQA Guidelines Section 15060(d). The EIR will be prepared to evaluate the potential impacts that would result from project implementation.

The EIR will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant, and a mitigation monitoring program will be developed as required by CEQA Guidelines Section 15150. The City anticipates the potential for the following significant environmental impacts:

**Aesthetics:** Construction and operation of the project could impact views and scenic vistas/resources from surrounding vantage points as well as introduce additional sources of lighting and glare to the site. The design of the project will be considered in context with existing and/or proposed development in the vicinity.

**Air Quality:** Construction and operation of the project could result in air pollutant emissions. Earth would be disturbed during site development activities, generating dust, and construction equipment will create short-term pollutant emissions. Development of the project could result in additional vehicular traffic that would generate air pollution. The EIR will evaluate the potential for air quality impacts.

**Biological Resources:** The City implements the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephen's Kangaroo Rat Habitat Conservation Plan. The proposed project will be evaluated for consistency with the plans.

**Cultural Resources:** Development of the project may have an adverse effect on historic or archaeological resources. There is the potential for construction-related effects on historical and archaeological resources. Development may adversely impact undiscovered cultural resources.

**Geological Resources:** Development of the project may result in soil erosion or the loss of topsoil, and/or the project may be located in an area with geologic or soil constraints. There could be impacts associated with grading, such as increased wind and water erosion potential. Impacts may involve disruptions of the soil, changes in topography, erosion from wind or water, and a potential impact on significant mineral resources.

**Greenhouse Gases:** The project would contribute to cumulative increases in greenhouse gases. The EIR will analyze activities associated with the contribution to cumulative greenhouse gases and will include methods of reducing greenhouse gases as necessary.

**Hazards and**

**Hazardous Materials:** The EIR will summarize known hazardous materials contamination on and adjacent to the project site. It will also address the potential for the proposed development and workers to be adversely impacted by any existing hazardous materials contamination in the project area.

**Hydrology and  
Water Quality:**

Development of the project may affect groundwater supplies, would change drainage patterns, and/or has the potential to contribute polluted stormwater runoff. There could be impacts related to urban runoff and flooding potential and to water quality.

**Land Use and  
Planning:**

The project could result in impacts to land use and planning due to changes in zoning and densities.

**Noise:**

Operational and construction noise sources will be evaluated in the EIR. The introduction of new land uses to the project site and increases in traffic may result in an increase in ambient and transportation noise. The EIR will analyze these noise sources, the potential impacts to sensitive receptors, and increases in ambient noise at the project site.

**Population and  
Housing:**

The project will increase the number of housing units and the population in Wildomar. These impacts will be compared to planned growth for the city.

**Public Services:**

Project impacts on public services (e.g., parks, fire, police, schools) will be evaluated in the EIR.

**Transportation:**

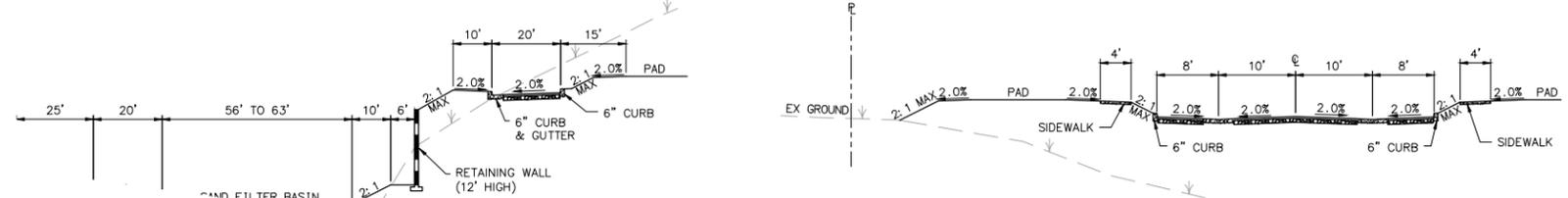
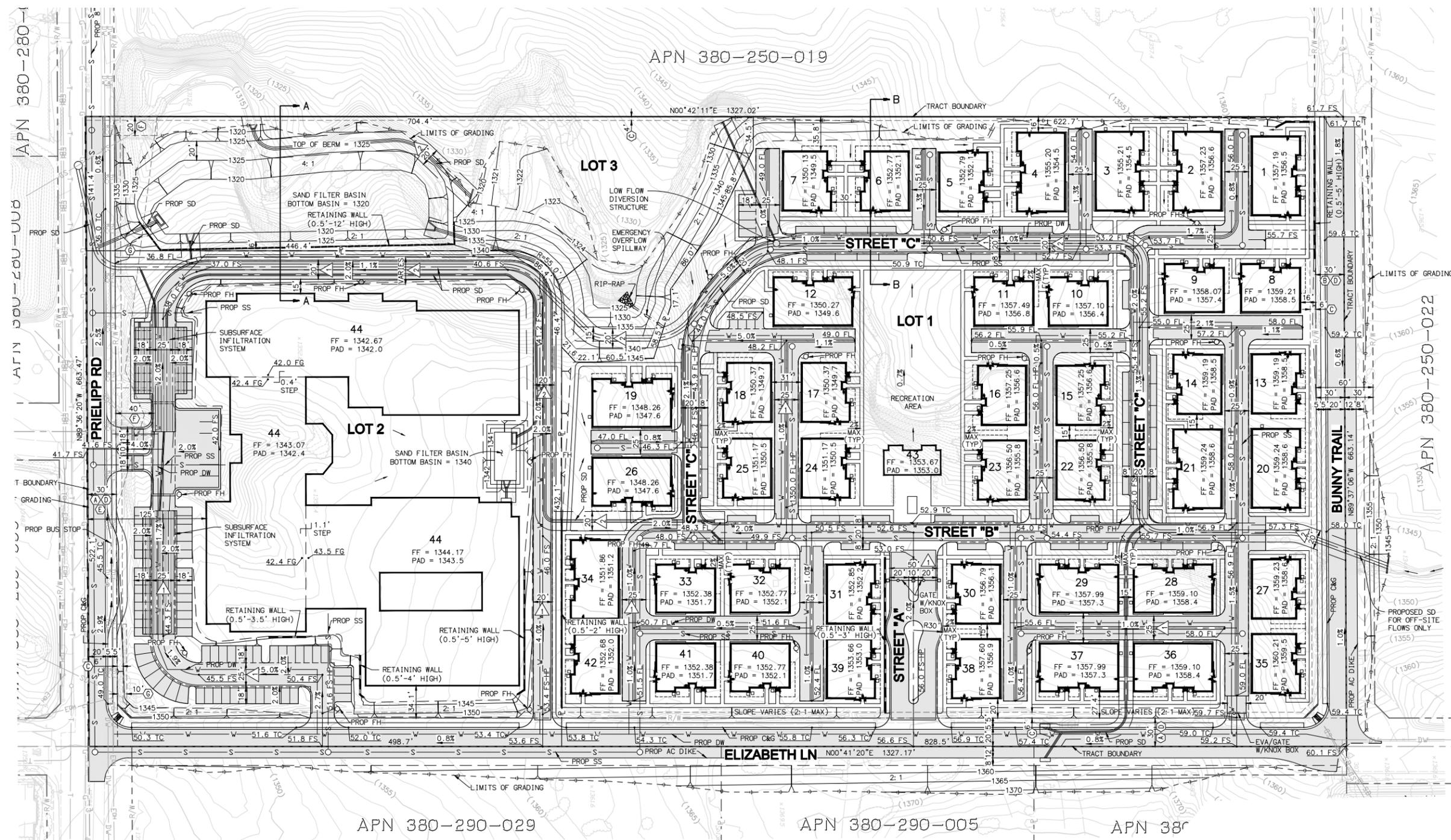
The project may result in impacts on local and regional roadways. A traffic impact analysis will be produced that will review project impacts including alternative transportation modes, internal circulation, access, and pedestrian concerns.

**Utilities and Service  
Systems:**

The project has the potential to cause an increase in demand for water, the need for wastewater conveyance and treatment systems, stormwater drainage facilities, and increased landfill capacity.

If you have further questions or require additional information regarding this NOP, please contact Matthew C. Bassi, Planning Director, at (951) 677-7751, ext. 213, or via e-mail at mbassi@cityofwildomar.org.

Signature:  Title: Planning Director



Source: RBF Consulting/A Baker Company; March 24, 2014



Figure 1  
Proposed/Draft Site Plan





**Figure 2**  
Project Vicinity Map



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

Notice of Preparation

January 16, 2015

RECEIVED

JAN 29 2015

CITY OF WILDOMAR

To: Reviewing Agencies

Re: Horizons Development Project (Planning Application No. 14-0040)  
SCH# 2015011021

Attached for your review and comment is the Notice of Preparation (NOP) for the Horizons Development Project (Planning Application No. 14-0040) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Matthew C. Bassi**  
City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015011021  
**Project Title** Horizons Development Project (Planning Application No. 14-0040)  
**Lead Agency** Wildomar, City of

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**Type** NOP Notice of Preparation

**Description** The proposed project is a mixed-use residential and assisted living development. The residential portion includes 2-story townhomes on the majority of the project site. Specifically, the townhomes are proposed within the northern and central portions of the site, including 138 units on 12 acres. A recreation building is also proposed in the central portion of the townhome community, in addition to 350 parking spaces. The proposed assisted living facility is located in the southern portion of the project site north of Prielipp Road, and comprises of an 86 unit senior assisted living facility in addition to 86 parking spaces on 4.5 acres.

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**Lead Agency Contact**

**Name** Matthew C. Bassi  
**Agency** City of Wildomar  
**Phone** 951 677-7751 x213 **Fax**  
**email**  
**Address** 23873 Clinton Keith Road, Suite 201  
**City** Wildomar **State** CA **Zip** 92595

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**Project Location**

**County** Riverside  
**City** Wildomar  
**Region**  
**Cross Streets** Northwest of the intersection of Prielipp Road and Elizabeth Lane  
**Lat / Long**  
**Parcel No.** 380-250-023  
**Township** 5S **Range** 3W **Section** 31 **Base**

---

**Proximity to:**

**Highways** I-15  
**Airports** Skylark Field  
**Railways** No  
**Waterways** No  
**Schools** Various  
**Land Use** R-R / Rural Residential, Business Park

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Office of Emergency Services, California; Native American Heritage Commission; Caltrans, District 8; Air Resources Board; Regional Water Quality Control Board, Region 9

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**Date Received** 01/16/2015 **Start of Review** 01/16/2015 **End of Review** 02/17/2015

**City of Wildomar**  
**Notice of Completion & Environmental Document Transmittal**

2015011021

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044  
 (916) 445-0613 state.clearinghouse@opr.ca.gov

SCH # \_\_\_\_\_

**PROJECT TITLE**  
 Horizons Development Project (Planning Application No. 14-0040) Environmental Impact Report (EIR)

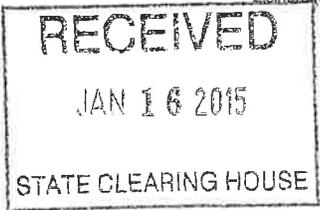
<b>LEAD AGENCY</b> City of Wildomar	<b>CONTACT PERSON</b> Matthew C. Bassi, Planning Director
<b>STREET ADDRESS</b> 23873 Clinton Keith Road, Suite 201	<b>PHONE</b> 951/677-7751, Ext. 213
<b>CITY</b> Wildomar	<b>ZIP CODE</b> 92595
	<b>COUNTY</b> Riverside

**PROJECT LOCATION**

<b>COUNTY</b> Riverside	<b>CITY/NEAREST COMMUNITY</b> City of Wildomar		
<b>CROSS STREETS</b> Northwest of the intersection of Prielipp Road and Elizabeth Lane	<b>ZIP CODE</b> 92595	<b>TOTAL ACRES</b> 20	
<b>ASSESSOR'S PARCEL NUMBER</b> 380-250-023	<b>SECTION</b> 31	<b>TOWNSHIP</b> 5 South	<b>RANGE</b> 3 West

**WITHIN 2 MILES:**

<b>STATE HIGHWAY NUMBER</b> Interstate 15	<b>AIRPORTS</b> Closest airport is Skylark Field in Lake Escondido (approx. 6 miles to northwest)	<b>SCHOOLS</b> Cornerstone Christian School (3.9 miles northwest) California Lutheran High School (3.6 miles northwest) Donald Graham Elementary School (3.0 miles northwest) Tovashal Elementary School (1.8 miles west) Ronald Reagan Elementary School (1.8 miles northwest) Cole Canyon Element School (3.5 miles southwest) E Hale Curran School (1.3 miles southwest) Anne Sullivan Nursery School and Kindergarten (3.4 miles northwest) David Brown Middle School (4.1 miles to west) Sycamore Academy School (2.1 miles to west) Gateway Kids Preschool (2 miles to south) Murrieta Springs Adventist Christian Academy (3 miles south)
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<b>RAILWAYS</b> None	<b>WATERWAYS</b> None
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**DOCUMENT TYPE**

<b>CEQA</b>	<input checked="" type="checkbox"/> NOP <input type="checkbox"/> Early Cons <input type="checkbox"/> Neg Dec <input type="checkbox"/> Draft EIR	<input type="checkbox"/> Supplement/Subsequent EIR (Prior SCH No.) _____ <input type="checkbox"/> Other	<b>NEPA</b>	<input type="checkbox"/> NOI <input type="checkbox"/> EA <input type="checkbox"/> Draft EIS <input type="checkbox"/> FONSI	<b>OTHER</b>	<input type="checkbox"/> Joint Document <input type="checkbox"/> Final Document <input type="checkbox"/> Other _____
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**LOCAL ACTION TYPE**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan Amendment	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other Plot Plan, Tentative Tract Map

**DEVELOPMENT TYPE**

<input checked="" type="checkbox"/> Residential Units <u>224</u> Sq. ft. _____ Acres <u>20</u>	<input type="checkbox"/> Office Sq. ft. _____ Acres _____	<input type="checkbox"/> Shopping/Commercial Sq. ft. _____ Acres _____	<input type="checkbox"/> Industrial Sq. ft. _____ Acres _____	<input type="checkbox"/> Educational Sq. ft. _____ Acres _____	<input type="checkbox"/> Other Sq. ft. _____ Acres _____	<input type="checkbox"/> Transportation Type _____	<input type="checkbox"/> Mining Mineral _____	<input type="checkbox"/> Waste Treatment Type _____	<input type="checkbox"/> Hazardous Waste Type _____
<input type="checkbox"/> Recreational	<input type="checkbox"/> Water Facilities Type _____	<input type="checkbox"/> Power Type _____	<input type="checkbox"/> MGD _____	<input type="checkbox"/> Watts _____					

**FUNDING**

Federal \$ _____	State \$ _____	Total \$ _____
------------------	----------------	----------------

**PROJECT ISSUES DISCUSSED IN DOCUMENT**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Supply
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geological/Seismic	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Archaeological/Historical	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducing
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Vegetation	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Water Quality	

**PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION:** R-R/Rural Residential, Business Park.

**PROJECT DESCRIPTION:**  
 The proposed project is a mixed-use residential and assisted living development. The residential portion includes 2-story townhomes on the majority of the project site. Specifically, the townhomes are proposed within the northern and central portions of the site, including 138 units on 12 acres. A recreation building is also proposed in the central portion of the townhome community, in addition to 350 parking spaces. The proposed assisted living facility is located in the southern

**PUBLIC REVIEW PERIOD**

Starting Date Monday January 26, 2015

Ending Date Tuesday February 24, 2015

Signature   
Matthew C. Bassi, Planning Director  
City of Wildomar Planning Department

Date January 26, 2015

**Consultant:**  
Consulting Firm: PMC  
Address: 6020 Cornerstone Court West, Suite 260  
City/State/Zip: San Diego, CA, 92121  
Contact: Mark Teague  
Phone: 858-527-7826

**Lead Agency:**  
Matthew C. Bassi, Planning Director  
City of Wildomar  
23837 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
Phone: (951) 677-7751

**For SCH Use Only:** \_\_\_\_\_  
Date Received at SCH \_\_\_\_\_  
Date Review Starts \_\_\_\_\_  
Date to Agencies \_\_\_\_\_  
Date to SCH \_\_\_\_\_  
Clearance Date \_\_\_\_\_  
Notes:

<input checked="" type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Wildlife Region 1E Laurie Harnsberger	<input checked="" type="checkbox"/> OES (Office of Emergency Services) Marcia Scully	<input type="checkbox"/> Caltrans, District 8 Mark Roberts	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Boating & Waterways Nicole Wong	<input type="checkbox"/> Fish & Wildlife Region 2 Jeff Dronghsen	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Wildlife Region 3 Charles Amort	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Colorado River Board Lisa Johansen	<input type="checkbox"/> Fish & Wildlife Region 4 Julie Vance	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input checked="" type="checkbox"/> Dept. of Conservation Elizabeth Carpenter	<input type="checkbox"/> Fish & Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program	<input type="checkbox"/> State Lands Commission Jennifer Deleong	<input type="checkbox"/> Caltrans, District 12 Maureen ElHarake	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> California Energy Commission Eric Knight	<input type="checkbox"/> Fish & Wildlife Region 6 Tiffany Ellis Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jaques	<input type="checkbox"/> Cal EPA	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> Cal Fire Dan Foster	<input type="checkbox"/> Fish & Wildlife Region 6 I/M Heidi Calvert Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Cal State Transportation Agency CalSTA	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Herota	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Division of Aeronautics Philip Crimmins	<input type="checkbox"/> All Other Projects Cathi Slaminski	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Office of Historic Preservation Ron Parsons	<input type="checkbox"/> Other Departments	<input type="checkbox"/> Caltrans - Planning HQ LD-IGR Terri Pencovic	<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input checked="" type="checkbox"/> Dept of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	<input type="checkbox"/> California Highway Patrol Suzann Ikeuchi Office of Special Projects	<input type="checkbox"/> State Water Resources Control Board Jeffery Werth Division of Drinking Water	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Dept. of Transportation	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Anna Garbeff Environmental Services Section	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> State Water Resources Control Board Phil Crader Division of Water Rights	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input checked="" type="checkbox"/> Dept. of Water Resources Agency Nadell Gayou	<input type="checkbox"/> Delta Stewardship Council Kevan Samsam	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Housing & Comm. Dev. CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Caltrans, District 3 Eric Federicks - South Susan Zanchi - North	<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator	<input type="checkbox"/> Other _____
<input type="checkbox"/> Dept. of Fish & Wildlife Scott Flint Environmental Services Division	<input type="checkbox"/> Independent Commissions, Boards	<input type="checkbox"/> Caltrans, District 4 Patricia Maurice	<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator	<input type="checkbox"/> Conservancy
<input type="checkbox"/> Fish & Wildlife Region 1 Curt Babcock	<input type="checkbox"/> Delta Protection Commission Michael Machado	<input type="checkbox"/> Caltrans, District 5 Larry Newland		
		<input type="checkbox"/> Caltrans, District 6 Michael Navarro		
		<input type="checkbox"/> Caltrans, District 7 Dianna Watson		



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

January 22, 2015

RECEIVED

JAN 26 2015

CITY OF WILDOMAR

Matthew C. Bassi, Planning Director  
City of Wildomar  
23873 Clinton Keight Road, Suite 201  
Wildomar, CA 92595

## **Notice of Preparation of a CEQA Document for the Horizons Development Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is

recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines § 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [jbaker@aqmd.gov](mailto:jbaker@aqmd.gov) or call me at (909) 396-3176.

Sincerely,

*Jillian Baker*

Jillian Baker, Ph.D.  
Program Supervisor  
Planning, Rule Development & Area Sources



State of California - Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
(909) 484-0459  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

*EDMUND G. BROWN, Jr., Governor*  
*CHARLTON H. BONHAM, Director*



February 10, 2015

Mr. Matthew C. Bassi  
City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Horizons Development Project  
State Clearinghouse No. 2015011021

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Horizons Development Project (Project) [State Clearinghouse No. 2015011021]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

#### Project Description

The Project is located north of Prielipp Road, west of Elizabeth Lane, south of Bunny Trail, and east of Yamas Drive, within assessor's parcel number (APN) 380-250-023, in the City of Wildomar, County of Riverside, State of California. The proposed Project is a mixed-use residential and assisted living development on approximately 20 gross acres (18.41 net acres). The Project includes 138 two story multi-family townhome units on 10.68 acres, an 86-unit two story senior assisted living facility on 5.29 acres, and a 2.44-acre open space area for natural conservation and drainage.

#### Biological Resources and Impacts

The CEQA document should contain sufficient, specific, and current biological information on the existing habitat and species at the Project site; measures to minimize and avoid sensitive biological resources; and mitigation measures to offset the loss of

native flora and fauna and State waters. The CEQA document should not defer impact analysis and mitigation measures to future regulatory discretionary actions, such as a Lake or Streambed Alteration Agreement.

If state or federal endangered or threatened species have the potential to occur on the Project site, species specific surveys should be conducted using methods approved by the Department or assume the presence of the species throughout the project site. The CEQA document should include recent survey data (CEQA Guidelines Section 15125(a)). The CEQA document should also address species of special concern and federal critical habitat. To assist with review, an accompanying map showing the areas of impact should be included in the subsequent CEQA document. Additional maps detailing the location of endangered, threatened, or species of special concern should also be included in the subsequent CEQA document.

#### Natural Community Conservation Program (NCCP) and California Endangered Species Act (CESA)

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the CESA, and administers the Natural Community Conservation Plan Program (NCCP Program). Within the Inland Deserts Region, the Department issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per Section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: <http://rctlma.org/epd/WR-MSHCP>.

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement. The City of Wildomar is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP. The Project is located in the Elsinore Plan Area. MSHCP policies and procedures that will apply to this project include: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2), and Additional Survey Needs and procedures for burrowing owl (MSHCP section 6.3.2).

### Lake and Streambed Alteration Program

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

The Department has observed that several biological consulting companies in the area are incorrectly referencing California Code of Regulations (CCR) Title 14, section 1.72 in reference to the Department's jurisdiction under section 1600 *et seq.* of the Fish and Game Code. Please note that CCR Title 14, section 1.72 *does not* pertain to the Department's jurisdiction as embodied in California Fish and Game Code (FGC) section 1600 *et seq.*, and *is not* the definition of a stream used by the Department. The section 1.72 definition was developed to address a specific sport fish issue that came before the Fish and Game Commission, and although the definition does speak to periodic and intermittent flow, section 1.72 is limited to fish-bearing or aquatic life-bearing streams.

Rather than limiting Department jurisdiction to fish-bearing streams alone, FGC Chapter 6, Fish and Wildlife Protection and Conservation, Section 1600 *et seq.* was enacted to provide for the conservation of fish and wildlife resources associated with stream ecosystems. The FGC further defines fish and wildlife to include: all wild animals, birds, plants, fish, amphibians, invertebrates, reptiles, and related ecological communities, including the habitat upon which they depend for continued viability (FGC Division 5, Chapter 1, section 45, and Division 2, Chapter 1, section 711.2(a), respectively). Fish means wild fish, mollusks, crustaceans, invertebrates, or amphibians, including any part, spawn or ova thereof (FGC, Division 5, Chapter 1, section 45).

For the purposes of implementing sections 1601 and 1603 of the FGC, California Code of Regulations Title 14, section 720 requires submission to the Department of general plans sufficient to indicate the nature of a project for construction by or on behalf of any person, government agency, state or local, and any public utility, of any project which will divert, obstruct or change the natural flow or bed of any river, stream or lake designated by the Department, or will use material from the streambeds designated by the Department, all rivers, streams, lakes, and streambeds in the State of California,

including all rivers, streams and streambeds which may have intermittent flows of water, are hereby designated for such purpose.

Division 2, Chapter 5, Article 6, Section 1600 *et seq.* of the California Fish and Game Code does not limit jurisdiction to areas defined by specific flow events, seasonal changes in water flow, or presence or absence of specific vegetation types or communities. By long practice, the Department defines a stream as “a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators.” The “*historic hydrologic regime*” is defined in practice by the Department as circa 1800 to the present. Thus, a channel is not defined by a specific flow event, nor by the path of surface water as this path might vary seasonally. Rather, it is the Department’s practice to define the channel based on the topography or elevations of land that confine the water to a definite course when the waters of a creek rise to their highest point. To define jurisdictional boundaries otherwise would result in a morass of jurisdictional boundaries that differed from stream to stream, changed with variations in channel morphology along the same stream, or that shifted seasonally on any given stream along with seasonal changes in flow.

The Department's website has additional information regarding dryland streams in "A review of Stream Processes and Forms in Dryland Watersheds" at this location: <http://www.dfg.ca.gov/habcon/1600/1600resources.html>.

Additional information can also be found in “Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants, With the MESA Field Guide - Final Project Report” (MESA Guide) available here: <http://www.energy.ca.gov/2014publications/CEC-500-2014-013/index.html> Please review page 9 of the MESA Guide. Please also refer to page E-14, which includes the definition of stream used by the Department’s Lake and Streambed Alteration Program.

Please note that when reviewing a project area and/or reviewing Notifications of Lake or Streambed Alteration the Department relies on California Code of Regulations Title 14, section 720; section 1600 *et seq.* of the Fish and Game Code; and the Department’s accepted definition of a stream.

Although the proposed Project is within the MSHCP, a Notification of Lake or Streambed Alteration will be required by the Department, should the project propose impacts to areas subject to FGC section 1600 *et seq.* Please note that the Department’s criteria for determining the presence of areas subject to FGC 1600 *et seq.* are more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays. Please note that failure to include this analysis in the project's environmental document could preclude the Department from relying on the Lead Agency's analysis to issue an LSA Agreement without the Department first conducting its own, separate Lead Agency subsequent or supplemental analysis for the project:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. Please refer to section 15370 of the CEQA Guidelines for the definition of mitigation.

#### Cumulative Impacts

The Project is proposed in a densely populated region of southern California. The regional scarcity of biological resources may increase the cumulative significance of Project activities. Cumulative effects analysis should be developed as described under CEQA Guidelines Section 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis.

#### Alternatives Analysis

The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6). The analysis should include a range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources. The Department considers Rare Natural Communities as threatened habitats, having both local and regional significance. Thus, these communities should be fully avoided and otherwise protected from Project-related impacts. The CEQA document should include an evaluation of specific alternative locations with lower resource sensitivity where appropriate. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat should be addressed.

Please note that the Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

### Department Recommendations

In summary, the Department recommends that the City of Wildomar address the following in the DEIR:

1. The CEQA document should quantify impacts to habitats and species as per the informational requirements of CEQA. An accompanying map showing the areas of impact should also be included.
2. The CEQA document should include *recent* biological surveys for fauna and flora (CEQA Guidelines Section 15125(a)). The Department recommends that the Lead Agency contact the Department's California Natural Diversity Database (CNDDDB) in Sacramento, (916) 327-5960, to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the California Fish and Game Code. Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site. If state or federal threatened or endangered species may occur within the project area, species specific surveys, conducted at the appropriate time of year and time of day, should be included with the CEQA document. Acceptable species specific surveys have been developed by the Department, and by the U.S. Fish and Wildlife Service, and are accessible through each agencies websites. Assessments for rare plants and rare plant natural communities should follow the Department's 2009 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If the Department's 2009 guidelines were not used, surveys conducted after the issuance of the 2009 guidance should be updated following the 2009 guidelines. The guidance document is available here: [http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols\\_for\\_surveying\\_and\\_evaluating\\_impacts.pdf](http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols_for_surveying_and_evaluating_impacts.pdf)
3. The CEQA document should provide an analysis of habitat conservation plans and natural community conservation plans, including the MSHCP. The CEQA document should include a discussion of how the project will affect reserve assembly; how the Project will affect the goals and objectives of the NCCP; the applicable policies and procedures that pertain to the Project; a discussion of survey requirements; and a list of proposed mitigation measures pursuant to the NCCP. A copy of any documents discussing the Project's consistency with the NCCP (e.g., Determination of Biologically Equivalent or Superior Preservation) should be included with the CEQA document.

4. The analysis in the CEQA document should satisfy the requirements of the Department's Lake and Streambed Alteration Program and CESA (if deemed necessary).
5. The CEQA document should provide a thorough analysis of direct, indirect, and cumulative impacts and identify specific measures to offset such impacts.
6. The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6).

The Department appreciates the opportunity to comment on the NOP and proposed DEIR for the Horizons Development Project and recommends that the City of Wildomar address the Department's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to these comments, please contact Gabriele Quillman at (909) 980-3818.

Sincerely,

  
(Fam) Leslie MacNair  
Acting Regional Manager

cc: State Clearinghouse, Sacramento

Marsha Swanson, Mayor  
Ben J. Benoit, Mayor Pro Tem  
Bob Cashman, Council Member  
Bridgette Moore, Council Member  
Timothy Walker Council Member



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[www.CityofWildomar.org](http://www.CityofWildomar.org)

June 3, 2014

Ms. Anna Hoover, RPA, Cultural Analyst  
Pechanga Band of Mission Indians  
Cultural Resources Department  
12705 Pechanga Road  
Temecula, CA 92593

**Subject: Native American Consultation (SB 18 Consultation) – Strata/Prielipp Project (Planning Application No. 14-0040)**

Dear Anna,

The City of Wildomar has received an application for the above referenced project and is requesting your participation in the review of the proposed Strata/Prielipp Project (Planning Application No. 14-0040).

The applicant is requesting to develop a multi-use project on approximately 20 gross acres (18.41 net acres) consisting of an 86-unit (2-story) senior assisted living facility (on 5.29 acres), a 140-unit multi-family 2-story townhome (for sale) project (10.68 acres), and a 2.44 acre open space area for natural conservation. The project includes the following four (4) development applications (APN Number: 380-250-023):

- **General Plan Amendment (GPA):** A proposed general plan amendment from Business Park (BP) to Commercial Retail (CR) for 5.20 acres and to High Density Residential (HDR) on 10.68 acres to accommodate the project.
- **Change of Zone (CZ):** A proposed change in the current zoning designation from R-R (Rural Residential) to R-3 (General Residential) for the entire 20 acre site to accommodate the proposed project.
- **Tentative Tract Map (TTM 36672):** A tentative tract map for condominium purposes to subdivide the 20 acre site into three (3) parcels to accommodate the proposed project.
- **Plot Plan (PP):** A proposed plot plan for the 20 acre project site to accommodate the proposed 86-unit senior assisted living facility and 140-unit multi-family townhome/condominium project.

Pechanga SB 18 Letter  
Strata/Prielipp Project (14-0040)  
June 3, 2014  
Page 2

Based on our previous discussions, please consider this letter as a formal request from the City of Wildomar to initiate the SB 18 consultation review process with the Pechanga Band of Mission Indians, in compliance with the provisions of Government Code Section 65352.3 (Senate Bill 18). The City is seeking consultation with you concerning the potential Native American Cultural Resources that may be impacted by the proposed Housing Element update project.

The City of Wildomar feels that your assistance is vital to the preservation and conservation of potential ancestral tribal sites within the City of Wildomar. Please contact us at your earliest convenience to schedule a date and time for the SB 18 consultation meeting. I can be reached at 951-677-7751, Extension 213, or email at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org).

Sincerely,

A handwritten signature in blue ink that reads "Matthew Bassi".

Matthew C. Bassi  
Planning Director

Cc: Mark Teague, Senior Project Manager



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

February 23, 2015

**VIA E-MAIL and USPS**

Mr. Matthew Bassi  
Planning Director  
City of Wildomar Planning Dept  
23873 Clinton Keith Road, Ste 111  
Wildomar, CA 92595

**Re: Pechanga Tribe Comments on the Notice of Preparation for an Environmental Impact Report on the Horizons Development Project (Planning Application No. 14-0040)**

Dear Mr. Bassi

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the Notice of Preparation (NOP) dated January 26, 2015 for the above referenced Project. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all others pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the City in developing appropriate avoidance and preservation standards for any Pechanga cultural resources that the Project could potentially impact. There are previously recorded sites and named places within the vicinity of the Project as well as a drainage that flows through the northern portion of the Property. Because of these already-identified resources within a close vicinity, the Project has been identified as being in a sensitive area; therefore, the potential to impact cultural resources during grading activities is high.

In the event that a current (within the last 5-6 years) archaeological study has not been completed for this Project, we request that such a study be drafted for this environmental review. The Tribe recommends that an intensive archaeological survey be completed for every Project in the City, with participation by a Pechanga Tribe monitor, in which a current study has not already

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Searce, III

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

been conducted. If the study has already been completed, please forward a copy for our review and comment.

As the Project is in a sensitive area, and as more technical studies become available for review, the Tribe may request to meet face-to-face with the City in order to better understand the proposed development and discuss potential avoidance and preservation strategies for the significant resources that could be impacted by the Project.

**THE CITY OF WILDOMAR MUST INCLUDE INVOLVEMENT OF AND  
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL  
REVIEW PROCESS**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Wildomar consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED  
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4  
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

According to the NOP packet, a General Plan Amendment will be processed for the Project and the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places

<sup>1</sup>See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

<sup>2</sup> See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

and associated features and objects. This information is not subject to public disclosure pursuant to the California Public Records Act (Cal. Govt. C. 6254(r)).

### **PECHANGA CULTURAL AFFILIATION TO PROJECT AREA**

The Pechanga Tribe asserts that the Project area is part of *Payómkawichum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of *Payómkawichum* place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with the City of Wildomar and projects in the surrounding area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the *Payómkawichum* (Luiseño) traditional territory, none have excluded the Wildomar area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

*Payómkawichum* history originates with the creation of all things at 'éxva Teméeku, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs in the area and finally to the hot springs at Elsinore, where he died (DuBois 1908). He was cremated at 'éxva Teméeku. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories, which included the modern City of Wildomar. The first people also became the mountains, plants, animals and heavenly bodies.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Káamalam/Moníivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga

people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the southwestern area of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

*Tóota yixélval* (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout *Payómkawichum* territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Thus, our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Wildomar and the areas in between, are ancestors of the present-day *Payómkawichum*/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

The Tribe welcomes the opportunity to meet with the City of Wildomar to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction if necessary.

### **PROJECT IMPACTS TO CULTURAL RESOURCES**

The proposed Project is located in a sensitive region of *Payómkawichum* territory and the Tribe knows that the current development could destroy sensitive and important cultural resources. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

The Pechanga Tribe is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Tribe requests to be involved and participate with the City of Wildomar in assuring that an adequate environmental assessment is completed, including all archaeological studies and analysis, and in developing all preservation, avoidance, monitoring and mitigation plans and measures for the duration of the Project.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §15065.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5- 10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California

Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a “most likely descendant,” who shall be consulted as to the appropriate disposition of the remains. Given the Project’s location in Pechanga territory and our designation of MLD within this region, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

### **RECOMMENDATIONS FOR DEIR ANALYSIS**

The Tribe believes that a DEIR is not complete unless all impacts to cultural resources has been thoroughly vetted and analyzed, especially concerning potential auditory and visual impacts, cumulative impacts and the growth-related or long-term impacts that a Project will have on the surrounding environment. Construction of the proposed buildings will be a visual impediment to the scenic beauty of this region and potentially to any *Payómkawichum* resources found on the Property and within the close vicinity. Because of the size, complexity and impact the Project will have on the surrounding landscape, visual and auditory impacts to cultural resources should also be thoroughly evaluated within the final document.

Cumulative impacts are always a major concern for the Tribe. The destruction of any “individual” cultural resource is detrimental to the whole cultural landscape as the destruction of one piece of a complex destroys the integrity of the whole complex. This type of destruction also serves to further destroy the Tribe’s traditional ancestral landscapes and places. Unfortunately, most of the traditional ancestral places of the Tribe are on private and public lands which are constantly threatened by development. The Tribe is not anti-development; however, we increasingly struggle with lead agencies to protect and preserve our invaluable resources which continue to be destroyed and impacted on nearly a daily basis. Improper recordation and analysis of features within a larger community or habitation context by archaeologists allows for the piecemealing of sites and which can result in improper eligibility determinations which leads ultimately to damage or destruction. It is important to acknowledge in project documentation that these are not renewable resources and thus the impairment or destruction of any site or resource IS a significant cumulative impact that cannot be reduced to a level below significant. The DEIR should further take into account not only any cultural resources that are located within the Project boundaries but those within a close proximity to the Project in order to evaluate the region and cultural landscape as a whole.

Finally, the Tribe is concerned about growth-related impacts to this area and their effects on cultural resources. We know that development brings people, and if people are not educated or aware of the importance of cultural resources or if they are not properly ‘disguised’, the resources will suffer through vandalism, looting, graffiti or destruction. Also, because the Project’s archaeological reports will be submitted to the Eastern Information Center (EIC) – the clearinghouse for such documents and the location archaeologists first go to for information, the Tribe requests that the City of Wildomar set a precedent and require that the Project archaeologist address both any identified Project sites and the regional context in the study in order to assist

Pechanga Comment Letter to the City of Wildomar  
Re: Pechanga Tribe Comments on the Horizons Development Project  
February 23, 2015  
Page 7

future archaeologists and developers with awareness, preservation and avoidance of this important area.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Please forward copies of the archaeological studies with confidential appendices, applicable site records, the geotechnical study, hydrological study and any available development plans to my attention for review.

The Pechanga Tribe looks forward to working together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8113 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) once you have had a chance to review these comments if you have any comments or questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tuba Ebru Ozdil', with a large, stylized flourish at the end.

Tuba Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

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Help save water!*

February 4, 2015

Matthew C. Bassi  
Planning Director  
City of Wildomar  
Planning Department  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595

RECEIVED

FEB 09 2015

CITY OF WILDOMAR

Notice of Preparation and Notice of Public Scoping Planning Application No.14-0040  
(RIV 15 PM 12.59)

Mr. Bassi,

We have completed our initial review for the above mentioned proposal for a mixed-use residential and assisted living development, a two-story residential townhomes including 138 units on 12 acres. Project is located at the northwest corner of Elizabeth Lana and Prielipp Road.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Wildomar due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)  
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

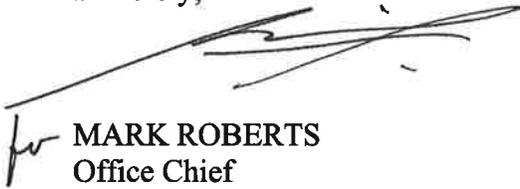
Mr. Bassi,  
February 4, 2015  
Page 3

- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



**MARK ROBERTS**  
Office Chief  
Intergovernmental Review, Community and Regional Planning