

**APPENDIX A:**  
**NOTICE OF PREPARATIONS (NOPs), NOP COMMENT LETTERS  
AND NOP MAILING LISTS**

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**NOTICE OF PREPARATION  
AND  
NOTICE OF PUBLIC SCOPING MEETING**

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**Date:** December 22, 2014

**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 Grove Park Mixed-Use Project (Planning Application No. 14-0069), located at southwest corner of Clinton Keith Road and Salida del Sol (APN 380-250-003.) (see **Figure 1, Regional Vicinity Map**). Approximately 50,000 square feet (sf) of commercial/retail and office uses will be developed on the northern portion of the site, while the southern portion of the site will be developed with eight three-story multiple-family (162 units) apartment buildings (see **Figure 2, Site Plan**).

To accommodate the Project's proposed commercial/retail uses, the Project includes a proposal to change the General Plan Land Use designation on the northern half (10.3 acres) of the site from Business Park (BP) to Commercial Retail CR); and a Zone Change from Rural Residential (R-R) to Commercial Scenic Highway (C-P-S). The project will also require a Tentative Parcel Map (TPM No. 36673) to subdivide the project property into two (2) parcels, and a Plot Plan to develop the project site into a commercial retail and multi-family project.

**Lead Agency:** City of Wildomar

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

**Project Title:** Grove Park Mixed-Use Development (Planning Application No. 14-0069)

**Project Location:** The Project site is currently undeveloped and is located at the southwest corner of Clinton Keith Road and Salida del Sol. Adjacent properties include undeveloped lots to the east and west, Clinton Keith Road and rural residential uses to the north, and multiple-family residential development to the south. The project

site is located approximately 0.85 mile east of Interstate 15 (I-15) in the southern portion of the City. The Project site is located in Section 31, Township 6 South, Range 3 West (San Bernardino Base and Meridian) (33°35'49.14"N, 117°13'59.27"W.)

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 Grove Park Mixed-Use Development (referred to herein as proposed project or Project). Pursuant to Section 15082(a) of the CEQA Guidelines, 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**. However, to account for the holiday season, the City is extending the comment period for an additional 5 days for a total of 35 days. The comment period will start on **December 22, 2014 and end on January 26, 2015**. Your response must be sent at the earliest possible date, but no later than 35 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](mailto: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, January 19, 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 Project site is currently undeveloped. Native vegetation including sagebrush, buckwheat, chamise, and a small grove of coastal live oaks are located on-site. The Project site supports four ephemeral drainage features and an earthen bermed basin at the southwest corner of the site. Recent site disturbance consists of mechanical discing, trenches excavated for geotechnical studies, and some modern trash dumping. No structures are located within the Project limits. The proposed Project envisions the construction and occupation of a mixed (horizontal) use project. The approximately 19.3 acre property is divided into north and south sites of approximately 10.3 and 9.0 acres, respectively.

North site: Approximately 50,000 square feet of commercial/retail and office uses will be developed on 4.8 acres adjacent to Clinton Keith Road. Based on the most recent site plan, commercial development will include: a two-story office approximately 30,000 square foot office building, two single-story “pad” buildings of approximately 6,000 sf each, and an approximately 8,000 sf retail building. An approximately 1.8 acre passive park is proposed directly south of the commercial development. No play structures or active recreation features are planned for this area. The existing on-site grove of coastal live oaks will be preserved on approximately 1.3 acres south of the proposed park.

South site: Eight three-story multiple-family (162 units) apartment buildings will be developed on 6.8 acres of the south site. The residential mix envisioned includes; 48 one bedroom, 90 two bedroom, and 24 three bedroom units. The units will range in size from approximately 735 square feet in the one bedroom units to approximately 1,281 square feet in three bedroom units. The residential area includes a clubhouse/leasing office and an adjacent pool area. Vehicular access to the residential portion of the site will be from the future extension of Yamas Drive. A retention basin will be developed on approximately 1.3 acres at the southwestern corner of the property.

**TABLE 1  
GROVE PARK MIXED-USE DEVELOPMENT SUMMARY**

| Area       | Use                        | Acres | Units/Square Footage                |
|------------|----------------------------|-------|-------------------------------------|
| North Site | Office & Commercial/Retail | 4.8   | 50,000 SF                           |
|            | Park                       | 1.8   | n/a                                 |
|            | Oak Preserve               | 1.3   |                                     |
|            | Slope                      | 0.6   |                                     |
|            | Public Roads               | 1.8   |                                     |
| South Site | Apartments                 | 6.8   | 162 units<br>735 -1,281 SF per unit |

**GROVE PARK MIXED-USE DEVELOPMENT SUMMARY**

| Area         | Use                      | Acres       | Units/Square Footage |
|--------------|--------------------------|-------------|----------------------|
|              | Drainage/Retention Basin | 1.3         | n/a                  |
|              | Slope                    | 0.4         |                      |
|              | Public Roads             | 0.5         |                      |
| <b>TOTAL</b> |                          | <b>19.3</b> |                      |

**Landscaping and Lighting.** The landscape concept for the Project envisions a variety of accent trees along the frontages of Clinton Keith Road and Yamas Drive, and a mixture of canopy and buffer trees through the site’s parking areas, adjacent to buildings, and along the western and southern boundaries. Shrubs and groundcover will underlay trees throughout the site’s landscaped areas. A ‘California Friendly Landscape Corridor’ will extend from the park area, through the oak grove preserve, and along the community trail to the southwestern corner of the site. Natural materials such as cobblestone, crushed rock, decomposed granite, coarse organic bark mulch, and drought-tolerant turf will be utilized throughout landscaped area.

Enriched pavement (e.g., interlocking pavers or stamped concrete), enhanced entry landscaping and primary entry monument signage will be provided at the Clinton Keith Road entrance. Secondary community entry monument signage will be provided along Yamas Drive. Monument signage will be accented by boulders, low walls, and/or hedges per City design requirements. A pedestrian plaza, with enriched pavement, canopy trees, and seating will provide a focal point near the proposed office building. Views of parking areas from adjacent streets will be screened by three-foot tall masonry walls, landscaped earthen berms and/or hedges.

**Parking and Access.** The Conceptual Site Plan identifies 313 and 338 parking spaces in the north (commercial/retail) and south (residential) portions of the Project site, respectively. Parking areas will be configured to fully conform to applicable provisions of the City’s Municipal Code (Chapter 17.188 – Off-Street Vehicle Parking Standards.) Primary access to the proposed commercial/retail uses will from Clinton Keith Road with a secondary access point provided from the future extension of Yamas Drive. Vehicular access to the park and residential component of the Project will be from Yamas Drive only. Roadway improvements, driveways, traffic control, and internal circulation will be constructed consistent with respective cross-sections cited in the City’s General Plan Circulation Element and the requirements of the City’s Public Works Department.

**Water and Wastewater.** Water to the project site will be provided by the Elsinore Valley Municipal Water District (EVMWD.) Currently, domestic water line(s) are located in Clinton Keith Road. The Project would connect to water line(s) located in Clinton Keith Road and the future extension of Yamas Drive. On- and off-site water conveyance improvements will be designed and constructed per the applicable standards established by the City and EVMWD and will conform to all appropriate fire-flow requirements required by the Riverside County Fire Department (RCFD). Wastewater conveyance service to the project site will be provided by the EVMWD Municipal Water District (EVMWD.) Currently, sanitary sewer line(s) are located in Clinton Keith

Road. The Project would connect to sanitary sewer lines(s) located in Clinton Keith Road and the future extension of Yamas Drive.

**Storm Drainage.** Within the Project site, stormwater and water quality management features will be installed subject to applicable City requirements. The City, being subject to provisions of the Municipal Separate Storm Sewer System (MS4) Permit issued by the San Diego Regional Water Quality Control Board (RWQCB), requires that development and municipal activities within its jurisdiction implement appropriate stormwater pollution control measures. Construction-related stormwater management measures will be implemented by a City approved Stormwater Pollution Prevention Plan (SWPPP.) Post-development, the Project site will be divided into eight Drainage Management Areas (DMAs.) The Project will incorporate a bioretention planter, two sand filter basins, natural self-retaining area(s), and five subsurface retention systems to manage and treat stormwater flows. As necessary subsurface storm drains, inlet devices, and other features will be installed to convey flows between and through DMAs.

**Grading.** The site currently slopes in a northeast to southwest direction, with the elevations ranging from approximately 1,380 feet to 1,330 feet above mean sea level (AMSL.) Proposed pad elevations for the commercial/retail buildings on the northern portion of the site range from 1,371 to 1,376 feet AMSL, while the pad elevations for the apartment buildings on the southern portion of the site will be at 1,341 to 1,346 feet AMSL. Areas of 2:1 slope will generally separate the commercial/retail area from other proposed on-site uses. The bottom of the proposed retention basin at southwest corner of the project site is at elevation 1,332 feet AMSL. Grading will commence with the removal of all existing vegetation from the area to be graded. Debris such as wood and root structures will be exported from the site and will not be mixed with fill material. Based on the Conceptual Grading Plan and Site Plan, development of the site will require the excavation (cut) and placement (fill) of approximately 67,200 cubic yards (cy) and 145,500 cy of material, respectively. Preparation of the project site will require the net import of approximately 78,000 cy of material.

**Open Space/Recreation.** An approximately 1.8 acre passive park is proposed directly south of the commercial development. No play structures or active recreation features are planned for this area. The northern edge of the park area will act as a bioretention planter, accepting stormwater flows from the northern portion of the site. The existing grove of coast live oaks located along the western edge of the Project site will be preserved in place. This 1.3 acre area will remain in its current undeveloped condition. Stormwater flows will be directed to this natural, undisturbed area via an outlet structure adjacent to Yamas Drive and will continue to an inlet structure located at the southwest corner of the oak grove preserve. A decomposed granite trail will lead from the southwest corner of the oak grove preserve and will continue through the southern multi-family portion of the development to the southwest corner of the site. The multi-family development will include a clubhouse and adjacent pool/spa as well as a bar-b-que and fire-pit area.

## **PROJECT OBJECTIVES**

The primary Project objective is the development of the site with uses that are consistent with the policies and development guidelines established by the City, specifically to:

- Establish a mixed use community for Wildomar with a balance of land uses including commercial, multi-family housing and recreation.
- Deliver an appropriately sized commercial center that provides a mix of retail and office uses with opportunities for employment growth and increased sales tax for Wildomar.

- Provide rental housing opportunities in a quality multi-family setting at a scale and character appropriate to the site and adjacent existing and future developments.
- Utilize architectural styles and design elements which reflect Wildomar's heritage, namely through the use of ranch, farmhouse and craftsman styles.
- Incorporate a public park within the project site for the overall Wildomar community.
- Preserve the existing onsite oak grove to the maximum extent feasible.
- Create a walkable community that provides convenient non-vehicular access from the residential area to the public park and commercial center.
- Implement a trail system for the project consistent with the Wildomar Multi-Use Trails Master Plan.

### **REQUIRED APPLICATIONS:**

**General Plan Amendment (GPA):** The Project includes a proposal to change the General Plan Land Use designation on the northern half (10.3 acres) of the site from Business Park (BP) to Commercial Retail (CR). Per the Wildomar General Plan Land Use Map (January 2014), the southern portion of the site is designated Highest Density Residential (HHDR) which can accommodate the proposed multi-family residential uses.

**Change of Zone (CZ):** On the northern 10.3 acres of the site, a Zone Change from Rural Residential (R-R) to Commercial Scenic Highway (C-P-S) is required. Per the Wildomar Zoning Map (January 2014) the southern portion of the site is zoned R-4 (Planned Residential) which can accommodate the proposed multi-family residential uses

**Tentative Parcel Map (TPM 36673):** A tentative tract map to subdivide the 19.3 acre project site into two (2) lots as follows:

- Multi-Family development portion - This subarea consists of one (1) lot to accommodate the 162-unit multi-family apartment project.
- Commercial/Retail development portion – This subarea includes one (1) lot to accommodate the 50,000 square feet of commercial/retail/office uses.

**Plot Plan (PP):** A plot plan for the 19.3 acre project site consists of the following:

- Multi-Family development portion – This area consists of a 162-unit multi-family apartment project and related site development improvements (i.e., parking, landscaping, etc.).
- Commercial/Retail development portion – This subarea includes approximately 50,000 square feet of commercial/retail/office space and related site development improvements (i.e., parking, landscaping, etc.).

### **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 Section 15060(d) of the CEQA Guidelines. The EIR will be prepared to evaluate the potential impacts that would result from implementation of the Project.

When a Lead Agency determines that an EIR will clearly be required for a project, CEQA Guidelines (Section 15060), state further initial review can be skipped and work directly on the EIR may commence. An Initial Study has **not** been prepared for the Project. In the absence of an Initial Study, the EIR will comprehensively assess each of the issues identified in Appendix G of the *State CEQA Guidelines*. 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. The following issues will be addressed in the EIR.

**Aesthetics:** Construction and operation of the Project could impact views, scenic vistas/resources from surrounding vantage points as well as introduce additional sources of lighting and glare to the site.

**Agricultural/  
Forestry Res.:** The EIR will identify existing site conditions and use and summarize the effect development of the Project will have on agricultural or forestry resources.

**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.

**Biological Res:** The City implements the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephen's Kangaroo Rat Habitat Conservation Plan. Development of the Project may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, including Burrowing Owls. The Project could affect riparian habitat and wetlands.

**Cultural Res.:** 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 Res.:** Development of the Project may result in soil erosion or the loss of topsoil and/or 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 other impacts, as

well as a potential impact of development on significant mineral resources.

**Greenhouse Gas:** 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:** Past, current and future use of the site will be considered and the potential for activities associated with hazardous material use will be identified and accessed.

**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, as well as to water quality.

**Land Use and Planning:** To accommodate the Project's proposed commercial/retail uses, the Project includes a proposal to change the General Plan Land Use designation on the northern half (10.3 acres) of the site from Business Park to Commercial Retail (BP to CR); and a Zone Change from Rural Residential (R-R) to Commercial Scenic Highway (C-P-S). The Project could result in impacts to land use and planning due to changes in zoning designation. Surrounding uses may be affected.

**Mineral Res:** The EIR will identify existing site conditions and use and summarize the effect development of the Project will have on mineral resources.

**Noise:** Construction noise sources, 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 and the potential impacts to noise sensitive receptors and increases in ambient noise at the project site.

**Population and Housing:** The Project could directly or indirectly induce population growth within the area by establishing 162 single-family condominiums and the introduction of new employment opportunities in the project vicinity.

**Public Services:** The Project has the potential to impact schools, parks and libraries, as well as fire and police protection.

**Recreation:** As the Project could induce population growth within the area, its impact on existing and planned park and recreation facilities/programs will be identified and accessed.

**Transportation:** The Project may result in impacts on local and regional roadways. A Traffic Impact Analysis will be produced that would review Project impacts including alternative transportation modes, internal circulation and access, as well as 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, storm water 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 email at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org).

Signature:  Title: Planning Director

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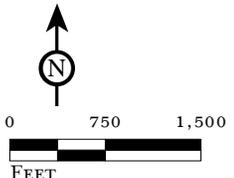
**Project Site**

**Regional Location**

**Project Site**

FIGURE 1

LSA



SOURCE: Google Earth, 2013; Riverside County, 2014.

I:\CW11402\Reports\EIR\fig1\_RegLoc.mxd (12/9/2014)

*Grove Park Development*

Regional and Project Location



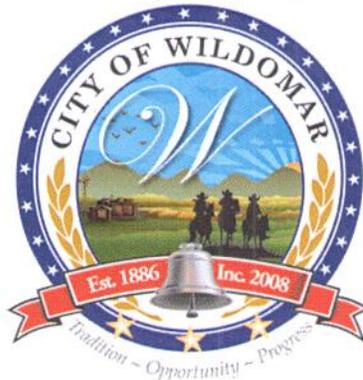
LSA

FIGURE 2

Grove Park Development  
 Conceptual Site Plan

# NOTICE OF PREPARATION

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



23873 Clinton Keith Rd, Ste 201  
Wildomar, CA 92595  
951/677-7751 Phone  
951/698-1463 Fax  
www.CityofWildomar.org

NOP-

County of Riverside P & E  
Fire Dept —

DEC 19 2014

RECEIVED

**TO:** Reviewing Agencies  
**FROM:** Matthew C. Bassi, Planning Director  
**DATE:** December 22, 2014  
**SUBJECT:** City of Wildomar Notice of Preparation (NOP) of Grove Park Mixed-Use Development Project (Planning Application No. 14-0069) & Draft Environmental Impact Report (EIR).

The City of Wildomar ("City") is the Lead Agency for the preparation and review of an Environmental Impact Report (EIR) for the Grove Park Mixed-Use Development project. The proposed mixed-use project, located directly south of Clinton Keith Road, includes the development of approximately 50,000 square feet (sf) of commercial/retail and office uses on the northern portion (10.3 acres) of the site; and eight three-story multiple-family (162 units) apartment buildings on the southern portion (9.3 acres) of the site. The project includes a 1.8 acre passive park and the preservation of an existing 1.3 acre oak grove. The balance of the project site will be developed with parking areas, access roads, and stormwater drainage features. The site is currently undeveloped. The project proposes to amend the City's General Plan, changing the land use designation on the northern half of the site from Business Park (BP) to Commercial Retail CR). Other proposed actions include a Zone Change for the northern portion of the site from Rural Residential (R-R) to Commercial Scenic Highway (C-P-S); a Tentative Parcel Map (TPM No. 36673) to subdivide the project property into two (2) parcels; and a Plot Plan to develop 19.3 acre site with commercial retail and multi-family residential uses.

The City is requesting comments on the proposed scope of the project's EIR. This notice is being sent to responsible agencies, trustee agencies, and other interested parties along with a copy of the Notice of Preparation. The public response period for the Draft EIR will begin on **Monday, December 22, 2014, and conclude on Monday, January 26, 2015.** Written comments can be provided to Matthew C. Bassi, Planning Director, City of Wildomar, 23837 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Comments can also be emailed to Mr. Bassi at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org).

A public scoping meeting will be conducted on **Monday, January 19, 2015 from 6:00pm to 7:00pm** located at City Hall at 23873 Clinton Keith Road, Suite 111 Wildomar, CA 92595. The scoping meeting will provide the public with the opportunity to learn more about the proposed project and also provide an opportunity for a full discussion of the environmental issues that are important to the community.

Should you have any questions or require additional information, please contact me at the above address, or by telephone at 951-677-7751(extension 213), or via email at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org).

Sincerely,

Matthew C. Bassi  
Planning Director

Enclosure-Draft NOP



**RIVERSIDE COUNTY FIRE DEPARTMENT**  
IN COOPERATION WITH  
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

**John R. Hawkins ~ Fire Chief**  
210 West San Jacinto Avenue ~ Perris, CA 92570  
(951) 955-4777 ~ [www.rvcfire.org](http://www.rvcfire.org)

PROUDLY SERVING THE  
UNINCORPORATED AREAS  
OF RIVERSIDE COUNTY  
AND THE CITIES OF:

BANNING  
BEAUMONT  
CALIMESA  
CANYON LAKE  
COACHELLA  
DESERT HOT SPRINGS  
EASTVALE  
INDIAN WELLS  
INDIO  
JURUPA VALLEY  
LAKE ELSINORE  
LA QUINTA  
MENIFEE  
MORENO VALLEY  
NORCO  
PALM DESERT  
PERRIS  
RANCHO MIRAGE  
RUBIDOUX CSD  
SAN JACINTO  
TEMECULA  
WILDOMAR

**BOARD OF  
SUPERVISORS:**

KEVIN JEFFRIES  
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JOHN TAVAGLIONE  
DISTRICT 2  
JEFF STONE  
DISTRICT 3  
JOHN BENOIT  
DISTRICT 4  
MARION ASHLEY  
DISTRICT 5

City of Wildomar  
Attn: M. C. Bassi Planning Director  
23873 Clinton Keith Rd., Ste 201  
Wildomar, CA 92595

December 22, 2014

Project: Notice of Preparation – Grove Park Mixed Use

The Riverside County Fire Department has reviewed the Notice of Preparation for the Grove Park mixed –use.

The Fire Department does not have any comments for this submittal and will await the EIR and the GPA and all other subsequent submittals for the proposed development.

Should you have any further questions, please contact me at (951)955-4777

Cecilia Buckley  
Fire Safety Specialist



EDMUND G. BROWN JR.  
GOVERNOR

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



KEN ALEX  
DIRECTOR

RECEIVED

DEC 29 2014

CITY OF WILDOMAR

Notice of Preparation

December 19, 2014

To: Reviewing Agencies

Re: Grove Park Mixed-Use Development (Planning Application No. 14-0069)  
SCH# 2014121064

Attached for your review and comment is the Notice of Preparation (NOP) for the Grove Park Mixed-Use Development (Planning Application No. 14-0069) 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

**City of Wildomar**

**Notice of Completion & Environmental Document Transmittal**

**2014121064**

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

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

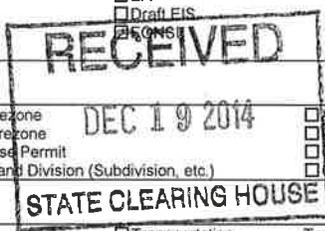
|   |  |                            |
|---|--|----------------------------|
| <b>PROJECT TITLE</b><br>Grove Park Mixed-Use Development (Planning Application No. 14-0069) Environmental Impact Report (EIR) |  |                            |
| <b>LEAD AGENCY</b><br>City of Wildomar  | <b>CONTACT PERSON</b><br>Matthew C. Bassi, Planning Director |                            |
| <b>STREET ADDRESS</b><br>23873 Clinton Keith Road, Suite 201  |  |                            |
| <b>PHONE</b><br>951/677-7751, Ext. 213  |  |                            |
| <b>CITY</b><br>Wildomar   | <b>ZIP CODE</b><br>92595                                     | <b>COUNTY</b><br>Riverside |

**PROJECT LOCATION**

|   |   |  |                        |
|---|---|--|------------------------|
| <b>COUNTY</b><br>Riverside  | <b>CITY/NEAREST COMMUNITY</b><br>City of Wildomar   |  |                        |
| <b>CROSS STREETS</b><br>southwest corner of Clinton Keith Road and Salida del Sol | <b>ZIP CODE</b><br>92595  | <b>TOTAL ACRES</b><br>19.3                                       |                        |
| <b>ASSESSOR'S PARCEL NUMBER</b><br>380-250-003                                    | <b>SECTION</b><br>31  | <b>TOWNSHIP</b><br>6 South                                       | <b>RANGE</b><br>3 West |
| <b>WITHIN 2 MILES:</b>  |   |  |                        |
| <b>STATE HIGHWAY NUMBER</b><br>Interstate 15                                      | <b>AIRPORTS</b><br>None within 2 miles; closest airport is Skylark Field in Lake Elsinore (4 miles northwest) | <b>SCHOOLS</b><br>Ronald Reagan Elementary (0.7 miles northwest) |                        |
| <b>RAILWAYS</b><br>None   | <b>WATERWAYS</b><br>None  |  |                        |

**DOCUMENT TYPE**

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



**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 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 type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____    |

**DEVELOPMENT TYPE**

|  |                       |                   |   |                        |
|--|-----------------------|-------------------|---|------------------------|
| <input checked="" type="checkbox"/> Residential              | Units <b>162</b>      | Acres <b>9.0</b>  | <input type="checkbox"/> Transportation   | Type _____             |
| <input checked="" type="checkbox"/> Office/Commercial/Retail | Sq. ft. <b>50,000</b> | Acres <b>10.3</b> | <input type="checkbox"/> Mining           | Type _____             |
| <input type="checkbox"/> Industrial                          | Sq. ft. _____         | Acres _____       | <input type="checkbox"/> Waste Treatment  | Type _____             |
| <input type="checkbox"/> Educational                         | Sq. ft. _____         | Acres _____       | <input type="checkbox"/> Hazardous Waste  | Type _____             |
| <input type="checkbox"/> Other                               | Sq. ft. _____         | Acres _____       |   |                        |
| <input type="checkbox"/> Recreational                        |                       |                   | <input type="checkbox"/> Water Facilities | Type _____ MGD _____   |
|  |                       |                   | <input type="checkbox"/> Power            | Type _____ 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 checked="" type="checkbox"/> Agricultural Land         | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Recreation/Parks           | <input checked="" type="checkbox"/> Water Quality                   |  |

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

**PROJECT DESCRIPTION:**

The proposed project consists of approximately 50,000 square feet (sf) of new commercial/retail and office uses, 1.8 acres of park, and 1.3 acres of oak preserve on the northern portion (10.3 acres) of the site, while the southern portion (9.0 acres) of the site will be developed with eight three-story multiple-family (162 units) apartment buildings. To accommodate the Project's proposed commercial/retail uses, the Project includes a proposal to change the General Plan Land Use designation on the northern half (of the site from Business Park (BP) to Commercial Retail (CR); and a Zone Change from Rural Residential (R-R) to Commercial Scenic Highway (C-P-S). The project will require a Tentative Parcel Map (TPM No. 36673) to subdivide the project property into two (2) parcels, and a Plot Plan to develop the project site with commercial/retail, office and multiple-family uses.





South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

RECEIVED  
JAN 05 2015  
CITY OF WILDOMAR

January 2, 2015

Matthew C. Bassi, Planning Director  
City of Wildomar  
23873 Clinton Keith Rd, Ste 201  
Wildomar, CA 92595

### **Notice of Preparation of a CEQA Document for the Grove Park Mixed-Use 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

RVC141223-04  
Control Number

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

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JAN 08 2015

CITY OF WILDOMAR

January 6, 2015

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

Grove Park Mixed-Use Development (Planning Application No.14-0069) SCH# 2014121064  
(RIV 15 PM 13.07)

Mr. Bassi,

We have completed our initial review for the above mentioned proposal of approximately 50,000 square feet of new commercial/retail and office uses, with eight three-story multiple-family (162 units) apartment buildings on the southern portion (9.3) acres of the site. Project includes a proposal to change the General Plan Land Use. The site is currently undeveloped.

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  
January 6, 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,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive style with a large, sweeping "M" and "R".

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning

## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471



January 8, 2015

RECEIVED

JAN 12 2015

CITY OF WILDOMAR

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

RE: SCH# 2014121064 Grove Park Mixed-Use Development Application No. 14-0069) EIR, Riverside County.

Dear Mr. Bassi,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064.5(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **SFL Check Completed with Negative Results**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Contacts  
Riverside County  
January 7, 2015**

Pala Band of Mission Indians  
Historic Preservation Office/Shasta Gaughen  
12196 Pala Mission Road Luiseno  
Pala , CA 92059 Cupeno  
sgaughen@palatribe.com  
(760) 891-3515  
(760) 742-3189 Fax

Soboba Band of Mission Indians  
Rosemary Morillo, Chairperson; Attn: Carrie Garcia  
P.O. Box 487 Luiseno  
San Jacinto , CA 92581  
carrieg@soboba-nsn.gov  
(951) 654-2765  
(951) 654-4198 Fax

Pauma & Yuima Reservation  
Randall Majel, Chairperson  
P.O. Box 369 Luiseno  
Pauma Valley CA 92061  
(760) 742-1289  
(760) 742-3422 Fax

Pauma Valley Band of Luiseño Indians  
Bennae Calac  
P.O. Box 369 Luiseno  
Pauma Valley CA 92061  
bennaecalac@aol.com  
(760) 617-2872  
(760) 742-3422 Fax

Pechanga Band of Mission Indians  
Paul Macarro, Cultural Resources Manager  
P.O. Box 1477 Luiseno  
Temecula , CA 92593  
pmacarro@pechanga-nsn.gov  
(951) 770-8100  
(951) 506-9491 Fax

Pauma & Yuima  
ATTN: EPA  
P.O. Box 369 Luiseno  
Pauma Valley CA 92061  
kymberli\_peters@yahoo.com  
(760) 742-1289  
(760) 742-3422 Fax

Rincon Band of Mission Indians  
Vincent Whipple, Tribal Historic Pres. Officer  
1 West Tribal Road Luiseno  
Valley Center, CA 92082  
vwhipple@rincontribe.org  
(760) 297-2635  
(760) 297-2639 Fax

Rincon Band of Mission Indians  
Bo Mazzetti, Chairperson  
1 West Tribal Road Luiseno  
Valley Center, CA 92082  
bomazzetti@aol.com  
(760) 749-1051  
(760) 749-8901 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH #2014121064 Grove Park Mixed-Use Development (Planning Appllcation No. 14-0069), EIR, Riverside County.

**Native American Contacts  
Riverside County  
January 7, 2015**

San Luis Rey Band of Mission Indians  
Tribal Council  
1889 Sunset Drive Luiseno  
Vista , CA 92081  
cjmojado@slrmissionindians.org  
(760) 724-8505  
(760) 724-2172 Fax

William J. Pink  
48310 Pechanga Road Luiseno  
Temecula , CA 92592  
wjpink@hotmail.com  
(909) 936-1216  
Prefers e-mail contact

San Luis Rey Band of Mission Indians  
Cultural Department  
1889 Sunset Drive Luiseno  
Vista , CA 92081 Cupeno  
cjmojado@slrmissionindians.org  
(760) 724-8505  
(760) 724-2172 Fax

La Jolla Band of Mission Indians  
Lavonne Peck, Chairwoman  
22000 Highway 76 Luiseno  
Pauma Valley CA 92061  
rob.roy@lajolla-nsn.gov  
(760) 742-3771  
(760) 742-1704 Fax

Kupa Cultural Center (Pala Band)  
Shasta Gaughen, Assistant Director  
35008 Pala-Temecula Rd., PMB 50 Luiseno  
Pala , CA 92059  
cupa@palatribe.com  
(760) 891-3590  
(760) 742-4543 Fax

Pauma & Yuima Reservation  
Charles Devers, Cultural Committee  
P.O. Box 369 Luiseno  
Pauma Valley CA 92061  
(760) 742-1289  
(760) 742-3422 Fax

Pechanga Band of Mission Indians  
Mark Macarro, Chairperson  
P.O. Box 1477 Luiseno  
Temecula , CA 92593  
mgoodhart@pechanga-nsn.  
(951) 770-6100  
(951) 695-1778 Fax

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183 Luiseño  
Temecula , CA 92593  
ahoover@pechanga-nsn.gov  
(951) 770-8104  
(951) 694-0446 Fax

This list is current only as of the date of this document.

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This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH #2014121064 Grove Park Mixed-Use Development (Planning Application No. 14-0069), EIR, Riverside County.

**Native American Contacts  
Riverside County  
January 7, 2015**

Soboba Band of Luiseno Indians  
Joseph Ontiveros, Cultural Resource Department  
P.O. BOX 487 Luiseno  
San Jacinto , CA 92581  
jontiveros@soboba-nsn.gov  
(951) 663-5279  
(951) 654-5544, ext 4137  
(951) 654-4198 Fax

Pala Band of Mission Indians  
Robert H. Smith, Chairperson  
35008 Pala-Temecula Rd., PMB 50 Luiseno  
Pala , CA 92059 Cupeno  
(760) 891-3500  
(760) 742-3189 Fax

**This list is current only as of the date of this document.**

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**This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH #2014121064 Grove Park Mixed-Use Development (Planning Application No. 14-0069), EIR, Riverside County.**



RECEIVED

JAN 13 2015

CITY OF WILDOMAR

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

167278

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

City of Wildomar  
Planning Department  
23873 Clinton Keith Road, Suite 201  
Wildomar, California 92595

Attention: Matthew C. Bassi

Ladies and Gentlemen:

Re: PA14-0069, NOP & DEIR for Grove Park  
Development Project

The 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 has not reviewed the proposed project in detail and the following checked 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:

- No comment.
- This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.
- This project involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. 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.
- This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. 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.
- This project is located within the limits of the District's Murrieta Cree/Murrieta Valley 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. For further information, contact the District's encroachment permit section at 951.955.1266.
- The Districts previous comments are still valid.

### 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 flood plain, 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 (LOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game 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,

  
HENRY OLIVO  
Engineering Project Manager

c: Riverside County Planning Department  
Attn: Kristi Lovelady  
SKM:blm

Date: January 8, 2015



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*



January 13, 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  
Grove Park Mixed-Use Development Project  
State Clearinghouse No. 2014121064

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 Grove Park Mixed-Use Development Project (Project) [State Clearinghouse No. 2014121064]. 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 east of Inland Valley Drive, south of Clinton Keith Road, west of Elizabeth Lane, and north of an existing residential development, within assessor's parcel number (APN) 380-250-003, in the City of Wildomar, County of Riverside, State of California. The proposed project includes the development of approximately 50,000 square feet of commercial/retail and office uses on the northern portion of the site, and eight three-story multiple-family apartment buildings on the southern portion, as well as a 1.8 acre passive park and the preservation of an existing 1.3 acre oak grove.

#### 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.dfq.ca.Qov/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 Grove Park Mixed-Use 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,

 (For)  
Leslie MacNair  
Acting Regional Manager

cc: State Clearinghouse, Sacramento

**From:** [Engineering Services](#)  
**To:** [Matthew Bassi](#)  
**Cc:** [April Carpenter](#); [Imad Baiyasi](#)  
**Subject:** NOP & EIR No. 14-0069 – Grove Park/Southwest corner of Clinton Keith Road and Yamas Drive - WO# 2013-030  
**Date:** Monday, January 19, 2015 12:33:20 PM

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**Subject: NOP & EIR Review Letter No. 14-0069 – Grove Park  
Southwest corner of Clinton Keith Road and Yamas Drive  
WO# 2013-030**

On December 19, 2014, the District received the above PAR. The project is 50,000 SF Commercial/Retail, 162 Unit, Multi-Family apartments. We have the following comments:

1. The water connection shall be to an existing 16" PVC water line On Clinton Keith Road (PZ 1650)
2. The developer will be responsible to install a 12" water line fronting the property on Yamas Dr.
3. The developer will be responsible to install a 10" to 12" gravity sewer along Yamas Drive from the middle property line on Yamas Drive to Prielipp Drive. The northern areas of this development (commercial and medical) will be able to connect to an existing 18" sewer on Clinton Keith Road.
4. Developer will be required to submit plans per Districts Development process, and pay all applicable fees.

Please feel free to call Imad Baiyasi at (951) 674-3146, Ext. 8786, should you have any questions.

Thank you,

*Christina Bachinski*

Engineering Services Assistant

(951) 674-3146 Ext. 8265

Fax (951) 674-7554

[cbachinski@evmwd.net](mailto:cbachinski@evmwd.net)



31315 Chaney Street

Lake Elsinore, CA 92530

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

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

January 22, 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 Grove Park Mixed-Use Development Project, PA 14-0069, PM 36673**

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 December 22, 2014 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 Property. Because of these already-identified resources, 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

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

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

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

the City, with participation by a Pechanga Tribe monitor, in which a current study has not already been conducted.

To date, the Tribe has not received a formal SB18 request letter to initiate consultation. 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

<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

concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant 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/Moniivol*, 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 south central 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 be thoroughly evaluated within the final document.

Cumulative impacts are also 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 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.

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

Pechanga Comment Letter to the City of Wildomar  
Re: Pechanga Tribe Comments on the Grove Park Project  
January 22, 2015  
Page 7

archaeologist address both any identified Project sites and the regional context in the study in order to assist 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 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) once you have had a chance to review these comments if you have any comments or questions. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel

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|   |  |                  |
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| Shipment Number: 55047-001637-V10                 | Attention: STEVE SMITH, PROGRAM SUPERVISOR |                  |
| Billed To Account Number: 55047                   | Company / Residence: SOUTH COAST AQMD      |                  |
| Shipper's Billing Reference: CW11401              | Destination Address: 21865 E COOPLEY DR    | State/Zip: 91765 |
| Shipper Name: MARIA PEREZ                         | City: DIAMOND BAR                          | ZIP: 91765       |
| Special Instructions:                             | Delivery Service: Next Day Overnight       |                  |
| Data Input Scan: IRVINE 12/19/2014 2:26:33 AM     |  |                  |
| Hub Scan: DIAMOND BAR 12/19/2014 7:32:00 AM       | Recipient Signature: hernandez             | Date: 12/19/2014 |
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| Shipment Number: 55047-001629-V10              | Attention: MICHELLE SHAUGHNESSY                      |
| Billed To Account Number: 55047                | Company / Residence: US FISH AND WILDLIFE SERVICES   |
| Shipper's Billing Reference: CW11402           | Destination Address: 2177 SALK AVENUE Ste/Fir: C-250 |
| Shipper Name: MARIA PEREZ                      | City: CARLSBAD ZIP: 92008                            |
| Special Instructions:                          | Delivery Service: Next Day Overnight                 |
| Data Input Scan: IRVINE 12/19/2014 2:26:30 AM  |  |
| Hub Scan: CARLSBAD 12/19/2014 7:00:00 AM       | Recipient Signature: gam                             |
| Delivery Scan: CARLSBAD 12/19/2014 11:26:00 AM | Delivery Time: 11:28:00 AM Date: 12/19/2014          |

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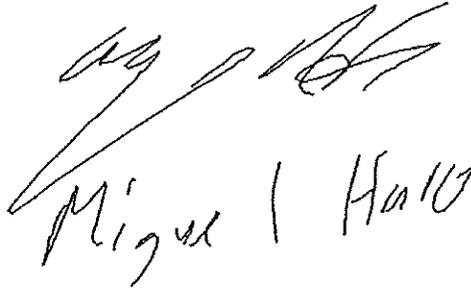
|   |   |
|---|---|
| Shipment Number: 55047-001639-V10               | Attention: MARK G. ADELSON                          |
| Billed To Account Number: 55047                 | Company / Residence: SANTA ANA RWQCB REGION 8       |
| Shipper's Billing Reference: CW11402            | Destination Address: 3737 MAIN ST      Ste/Fir: 500 |
| Shipper Name: MARIA PEREZ                       | City: RIVERSIDE      ZIP: 92501                     |
| Special Instructions:                           | Delivery Service: Next Day Overnight                |
| Data Input Scan: IRVINE 12/19/2014 2:26:37 AM   |   |
| Hub Scan: RIVERSIDE 12/19/2014 7:53:00 AM       | Recipient Signature: carter                         |
| Delivery Scan: RIVERSIDE 12/19/2014 10:32:00 AM | Delivery Time: 10:32:00 AM      Date: 12/19/2014    |


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| Shipment Number: 55047-001645-V10              | Attention: JERRY GOLDMAN                                       |                             |
| Billed To Account Number: 55047                | Company / Residence: SOUTHERN CALIFORNIA EDISON - LOCAL AFFAIR |                             |
| Shipper's Billing Reference: CW11402           | Destination Address: 24487 PRIELIPP RD                         | State/City:      ZIP: 91770 |
| Shipper Name: MARIA PEREZ                      | City: ROSEMEAD   |                             |
| Special Instructions:                          | Delivery Service: Next Day Overnite                            |                             |
| Data Input Scan: IRVINE 12/19/2014 2:26:38 AM  |  |                             |
| Hub Scan: ROSEMEAD 12/19/2014 6:37:00 AM       | Recipient Signature: miguel                                    | Date: 12/19/2014            |
| Delivery Scan: ROSEMEAD 12/19/2014 11:25:00 AM | Delivery Time: 11:25:00 AM                                     |                             |



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| <b>Shipment Number:</b> 55047-001626-V10            |  | <b>Attention:</b> To Whom it may concern        |  |
| <b>Billed To Account Number:</b> 55047              |  | <b>Company / Residence:</b> State Clearinghouse |  |
| <b>Shipper's Billing Reference:</b> CW1402          |  | <b>Destination Address:</b> 1400 Tenth Street   |  |
| <b>Shipper Name:</b> Maria Perez                    |  | <b>City:</b> Sacramento                         |  |
|   |  | <b>Ste/Fir:</b> ZIP: 95814                      |  |
| <b>Delivery Service:</b> A                          |  |   |  |
| <b>Delivery Scan:</b> Sacramento 9:53 AM 12/19/2014 |  | <b>Recipient Signature:</b> dang                |  |
|   |  | <b>Delivery Time:</b> 9:53 AM                   |  |
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| <b>Shipment Number:</b> 55047-001634-V10           |  | <b>Attention:</b> Dan Wagner                                 |                         |
| <b>Billed To Account Number:</b> 55047             |  | <b>Company / Residence:</b> Riverside County Fire Department |                         |
| <b>Shipper's Billing Reference:</b> CW1402         |  | <b>Destination Address:</b> 2300 Market St                   | <b>Ste/Fir:</b> 150     |
| <b>Shipper Name:</b> Maria Perez                   |  | <b>City:</b> Riverside                                       | <b>ZIP:</b> 92501       |
| <b>Delivery Service:</b> P                         |  |  |                         |
| <b>Delivery Scan:</b> Riverside 2:20 PM 12/19/2014 |  | <b>Recipient Signature:</b> molano                           | <b>Date:</b> 12/19/2014 |
|  |  | <b>Delivery Time:</b> 2:20 PM                                |                         |

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| <b>Shipment Number:</b> 55047-001648-V10           |  | <b>Attention:</b> Cynthia Kinser, City Planner                   |                         |
| <b>Billed To Account Number:</b> 55047             |  | <b>Company / Residence:</b> City of Murrieta Planning Department |                         |
| <b>Shipper's Billing Reference:</b> CW11402        |  | <b>Destination Address:</b> 24601 Jefferson Avenue               | <b>St/Flr:</b>          |
| <b>Shipper Name:</b> Maria Perez                   |  | <b>City:</b> Murrieta  | <b>ZIP:</b> 92562       |
| <b>Delivery Service:</b> P                         |  |  |                         |
| <b>Delivery Scan:</b> Murrieta 12:26 PM 12/19/2014 |  | <b>Recipient Signature:</b> SUD/Mail slot - bus. (OK to leave)   |                         |
|  |  | <b>Delivery Time:</b> 12:26 PM                                   | <b>Date:</b> 12/19/2014 |

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| <b>Shipment Number:</b> 55047-001628-V10          |  | <b>Attention:</b> Leslie MacNair                                     |                         |
| <b>Billed To Account Number:</b> 55047            |  | <b>Company / Residence:</b> California Department of Fish & Wildlife |                         |
| <b>Shipper's Billing Reference:</b> CW11402       |  | <b>Destination Address:</b> 3602 Inland Empire Blvd                  |                         |
| <b>Shipper Name:</b> Maria Perez                  |  | <b>City:</b> Ontario   | <b>Ste/Fir:</b> C220    |
|   |  | <b>ZIP:</b> 91764  |                         |
| <b>Delivery Service:</b> P                        |  |  |                         |
| <b>Delivery Scan:</b> Ontario 12:48 PM 12/19/2014 |  | <b>Recipient Signature:</b> lopez                                    |                         |
|   |  | <b>Delivery Time:</b> 12:48 PM                                       | <b>Date:</b> 12/19/2014 |

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| <b>Shipment Number:</b> 55047-001642-V10           |  | <b>Attention:</b> Anna Hoover                                       |  |
| <b>Billed To Account Number:</b> 55047             |  | <b>Company / Residence:</b> Pechanga Band of Luiseno Indians-Cultur |  |
| <b>Shipper's Billing Reference:</b> CW11402        |  | <b>Destination Address:</b> 12705 Pechanga Road                     |  |
| <b>Shipper Name:</b> Maria Perez                   |  | <b>City:</b> Temecula   |  |
|  |  | <b>Ste/Fir:</b> ZIP: 92593  |  |
| <b>Delivery Service:</b> P                         |  |   |  |
| <b>Delivery Scan:</b> Temecula 12:28 PM 12/19/2014 |  | <b>Recipient Signature:</b> richard                                 |  |
|  |  | <b>Delivery Time:</b> 12:28 PM                                      |  |
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| <b>Shipment Number:</b> 55047-001644-V10           |  | <b>Attention:</b> KAREN CADAVONA, THIRD PARTY EN               |                         |
| <b>Billed To Account Number:</b> 55047             |  | <b>Company / Residence:</b> SOUTHERN CALIFORNIA EDISON COMPANY |                         |
| <b>Shipper's Billing Reference:</b> CWI1402        |  | <b>Destination Address:</b> 2244 WALNUT GROVE AVE              |                         |
| <b>Shipper Name:</b> Maria Perez                   |  | <b>City:</b> Rosemead  | <b>Ste/Fir:</b>         |
|  |  | <b>ZIP:</b> 91770  |                         |
| <b>Delivery Service:</b> P                         |  |  |                         |
| <b>Delivery Scan:</b> Rosemead 11:25 AM 12/19/2014 |  | <b>Recipient Signature:</b> miguel                             |                         |
|  |  | <b>Delivery Time:</b> 11:25 AM                                 | <b>Date:</b> 12/19/2014 |

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| <b>Shipment Number:</b> 55047-001647-V10                |  | <b>Attention:</b> Richard MacHott, Acting Planni                |                         |
| <b>Billed To Account Number:</b> 55047                  |  | <b>Company / Residence:</b> City of Lake Elsinore Planning Dept |                         |
| <b>Shipper's Billing Reference:</b> CWI1402             |  | <b>Destination Address:</b> 130 S Main Street                   | <b>Ste/Fir:</b>         |
| <b>Shipper Name:</b> Maria Perez                        |  | <b>City:</b> Lake Elsinore                                      | <b>ZIP:</b> 92530       |
| <b>Delivery Service:</b> P                              |  |   |                         |
| <b>Delivery Scan:</b> Lake Elsinore 11:32 AM 12/19/2014 |  | <b>Recipient Signature:</b> yannin sanchez                      | <b>Date:</b> 12/19/2014 |
|   |  | <b>Delivery Time:</b> 11:32 AM                                  |                         |

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|--|--|---|-------------------------|
| <b>Shipment Number:</b> 55047-001636-V10                       |  | <b>Attention:</b> Brent Casey                                 |                         |
| <b>Billed To Account Number:</b> 55047                         |  | <b>Company / Residence:</b> Riverside County Env. Health Dept |                         |
| <b>Shipper's Billing Reference:</b> CWI1402                    |  | <b>Destination Address:</b> 4065 County Circle Dr             | <b>Ste/Fir:</b> 104     |
| <b>Shipper Name:</b> Maria Perez                               |  | <b>City:</b> Riverside /Arlington                             | <b>ZIP:</b> 92503       |
| <b>Delivery Service:</b> P                                     |  |   |                         |
| <b>Delivery Scan:</b> Riverside /Arlington 11:05 AM 12/19/2014 |  | <b>Recipient Signature:</b> teresa                            | <b>Date:</b> 12/19/2014 |
|  |  | <b>Delivery Time:</b> 11:05 AM                                |                         |

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|   |  |   |                            |
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| <b>Shipment Number:</b> 65047-001631-V10            |  | <b>Attention:</b> Shaheen Mooaman                                   |                            |
| <b>Billed To Account Number:</b> 55047              |  | <b>Company / Residence:</b> Riverside County Flood Control District |                            |
| <b>Shipper's Billing Reference:</b> CW11402         |  | <b>Destination Address:</b> 1995 Market Street                      |                            |
| <b>Shipper Name:</b> Maria Perez                    |  | <b>City:</b> Riverside  | <b>Ste/Fir:</b> ZIP: 92501 |
| <b>Delivery Service:</b> P                          |  |   |                            |
| <b>Delivery Scan:</b> Riverside 10:59 AM 12/19/2014 |  | <b>Recipient Signature:</b> henderson                               |                            |
|   |  | <b>Delivery Time:</b> 10:59 AM                                      | <b>Date:</b> 12/19/2014    |

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|   |  |  |                         |
|---|--|--|-------------------------|
| <b>Shipment Number: 55047-001638-V10</b>                    |  | <b>Attention: Attn: Program Director</b>               |                         |
| <b>Billed To Account Number: 55047</b>                      |  | <b>Company / Residence: San Diego RWQCB Region (9)</b> |                         |
| <b>Shipper's Billing Reference: CW11402</b>                 |  | <b>Destination Address: 2375 Northside Drive</b>       | <b>Ste/Fir: 100</b>     |
| <b>Shipper Name: Maria Perez</b>                            |  | <b>City: Mission Valley/SD</b>                         | <b>ZIP: 92108</b>       |
| <b>Delivery Service: P</b>                                  |  |  |                         |
| <b>Delivery Scan: Mission Valley/SD 10:55 AM 12/19/2014</b> |  | <b>Recipient Signature: karla</b>                      | <b>Date: 12/19/2014</b> |
|   |  | <b>Delivery Time: 10:55 AM</b>                         |                         |

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|---|--|---|--|
| <b>Shipment Number:</b> 55047-001643-V10              |  | <b>Attention:</b> Attn: Intergovernmental Review                |  |
| <b>Billed To Account Number:</b> 55047                |  | <b>Company / Residence:</b> Southern Calif Assoc of Governments |  |
| <b>Shipper's Billing Reference:</b> CW1402            |  | <b>Destination Address:</b> 818 W 7th St                        |  |
| <b>Shipper Name:</b> Maria Perez                      |  | <b>City:</b> Los Angeles  |  |
|   |  | <b>Ste/Fir:</b> 12 FI   |  |
|   |  | <b>ZIP:</b> 90017   |  |
| <b>Delivery Service:</b> P                            |  |   |  |
| <b>Delivery Scan:</b> Los Angeles 10:53 AM 12/19/2014 |  | <b>Recipient Signature:</b> marquez                             |  |
|   |  | <b>Delivery Time:</b> 10:53 AM                                  |  |
|   |  | <b>Date:</b> 12/19/2014   |  |

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| <b>Shipment Number:</b> 55047-001646-V10                 |  | <b>Attention:</b> MARK ROBERTS, CHIEF PLANNER |                         |
| <b>Billed To Account Number:</b> 55047                   |  | <b>Company / Residence:</b> CALTRANS DIST 8   |                         |
| <b>Shipper's Billing Reference:</b> CWI1401              |  | <b>Destination Address:</b> 464 W 4TH ST      | <b>Ste/Fir:</b> MS725   |
| <b>Shipper Name:</b> Maria Perez                         |  | <b>City:</b> San Bernardino                   | <b>ZIP:</b> 92401       |
| <b>Delivery Service:</b> P                               |  |   |                         |
| <b>Delivery Scan:</b> San Bernardino 10:38 AM 12/19/2014 |  | <b>Recipient Signature:</b> akers             | <b>Date:</b> 12/19/2014 |
|  |  | <b>Delivery Time:</b> 10:38 AM                |                         |

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| <b>Shipment Number:</b> 55047-001641-V10               |  | <b>Attention:</b> IMAD BAIYASI, PROJECT MANAGER                   |                              |
| <b>Billed To Account Number:</b> 55047                 |  | <b>Company / Residence:</b> ELSINORE VALLEY MUNICIPAL WATER DIST. |                              |
| <b>Shipper's Billing Reference:</b> CW11402            |  | <b>Destination Address:</b> 31315 CHANEY STREET                   |                              |
| <b>Shipper Name:</b> Maria Perez                       |  | <b>City:</b> Lake Elsinore  | <b>State/Zip:</b> ZIP: 92531 |
| <b>Delivery Service:</b> P                             |  |   |                              |
| <b>Delivery Scan:</b> Lake Elsinore 9:26 AM 12/19/2014 |  | <b>Recipient Signature:</b> rory                                  | <b>Date:</b> 12/19/2014      |
|  |  | <b>Delivery Time:</b> 9:26 AM                                     |                              |

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|  |  |   |  |
|--|--|---|--|
| <b>Shipment Number: 55047-001640-V10</b>               |  | <b>Attention: Doug Kimberly</b>                                   |  |
| <b>Billed To Account Number: 55047</b>                 |  | <b>Company / Residence: Lake Elsinore Unified School District</b> |  |
| <b>Shipper's Billing Reference: CW11402</b>            |  | <b>Destination Address: 545 Chaney Street</b>                     |  |
| <b>Shipper Name: Maria Perez</b>                       |  | <b>City: Lake Elsinore</b>  |  |
|  |  | <b>Ste/Fir: ZIP: 92530</b>  |  |
| <b>Delivery Service: P</b>                             |  |   |  |
| <b>Delivery Scan: Lake Elsinore 9:30 AM 12/19/2014</b> |  | <b>Recipient Signature: dee meyerling</b>                         |  |
|  |  | <b>Delivery Time: 9:30 AM</b>                                     |  |
|  |  | <b>Date: 12/19/2014</b>   |  |

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|  |  |  |                         |
|--|--|--|-------------------------|
| <b>Shipment Number: 55047-001633-V10</b>           |  | <b>Attention: To Whom It Concerns</b>                                |                         |
| <b>Billed To Account Number: 55047</b>             |  | <b>Company / Residence: Western Riverside County- Regional Conse</b> |                         |
| <b>Shipper's Billing Reference: CWI1402</b>        |  | <b>Destination Address: 3403 10th St</b>                             | <b>Ste/Fir: 320</b>     |
| <b>Shipper Name: Maria Perez</b>                   |  | <b>City: Riverside</b>   | <b>ZIP: 92501</b>       |
| <b>Delivery Service: P</b>                         |  |  |                         |
| <b>Delivery Scan: Riverside 9:35 AM 12/19/2014</b> |  | <b>Recipient Signature: ramos</b>                                    | <b>Date: 12/19/2014</b> |
|  |  | <b>Delivery Time: 9:35 AM</b>  |                         |

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|  |  |   |                         |
|--|--|---|-------------------------|
| <b>Shipment Number:</b> 55047-001635-V10           |  | <b>Attention:</b> Rick Bishop- Executive Director     |                         |
| <b>Billed To Account Number:</b> 55047             |  | <b>Company / Residence:</b> WRCOG                     |                         |
| <b>Shipper's Billing Reference:</b> CW11402        |  | <b>Destination Address:</b> 4080 Lemon St., 3rd Floor | <b>Ste/Fir:</b> MS1032  |
| <b>Shipper Name:</b> Maria Perez                   |  | <b>City:</b> Riverside                                | <b>ZIP:</b> 92501       |
| <b>Delivery Service:</b> P                         |  |   |                         |
| <b>Delivery Scan:</b> Riverside 9:17 AM 12/19/2014 |  | <b>Recipient Signature:</b> gonzalez                  | <b>Date:</b> 12/19/2014 |
|  |  | <b>Delivery Time:</b> 9:17 AM                         |                         |

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|--|--|---|--|
| <b>Shipment Number:</b> 55047-001627-V10             |  | <b>Attention:</b> Erick Stein, Environmental Bra    |  |
| <b>Billed To Account Number:</b> 55047               |  | <b>Company / Residence:</b> Army Corps of Engineers |  |
| <b>Shipper's Billing Reference:</b> CW11402          |  | <b>Destination Address:</b> 915 Wilshire Blvd.,     |  |
| <b>Shipper Name:</b> Maria Perez                     |  | <b>City:</b> Los Angeles                            |  |
|  |  | <b>State/Fir:</b> ZIP: 90017                        |  |
| <b>Delivery Service:</b> EA                          |  |   |  |
| <b>Delivery Scan:</b> Los Angeles 9:21 AM 12/19/2014 |  | <b>Recipient Signature:</b> kelth                   |  |
|  |  | <b>Delivery Time:</b> 9:21 AM                       |  |
|  |  | <b>Date:</b> 12/19/2014                             |  |

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|  |  |  |                         |
|--|--|--|-------------------------|
| <b>Shipment Number:</b> 55047-001632-V10           |  | <b>Attention:</b> Farah Khorashadi, Division Mgr                 |                         |
| <b>Billed To Account Number:</b> 55047             |  | <b>Company / Residence:</b> Riverside County Transportation Dept |                         |
| <b>Shipper's Billing Reference:</b> CW11402        |  | <b>Destination Address:</b> 4080 Lemon Street                    | <b>Ste/Fir:</b> 8th Fl  |
| <b>Shipper Name:</b> Maria Perez                   |  | <b>City:</b> Riverside   | <b>ZIP:</b> 92502       |
| <b>Delivery Service:</b> P                         |  |  |                         |
| <b>Delivery Scan:</b> Riverside 9:06 AM 12/19/2014 |  | <b>Recipient Signature:</b> Ifmon                                | <b>Date:</b> 12/19/2014 |
|  |  | <b>Delivery Time:</b> 9:06 AM                                    |                         |

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**REVISED**  
**NOTICE OF PREPARATION**  
**AND**  
**NOTICE OF PUBLIC SCOPING MEETING**

---

**Date:** June 11, 2014

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

**Subject:** REVISED Notice of Preparation (NOP) for the preparation of an Environmental Impact Report (EIR) for the Grove Park Mixed-Use Project (Planning Application No. 14-0069), located at southwest corner of Clinton Keith Road and Salida del Sol (APN 380-250-003.) (see **Figure 1, Regional Vicinity Map**). Approximately 50,000 square feet (sf) of commercial/retail and office uses will be developed on the northern portion of the site, while the southern portion of the site will be developed with eight three-story multiple-family (162 units) apartment buildings (see **Figure 2, Site Plan**).

To accommodate the Project's proposed commercial/retail uses, the Project includes a proposal to change the General Plan Land Use designation on the northerly 9.8 acres of the site from Business Park (BP) to Commercial Retail CR and from Business Park (BP) to Highest Density Residential (HHDR) on the southerly 7.4 acres (THIS IS THE ONLY CHANGE TO THE PROPOSED PROJECT DESCRIPTION); and a Zone Change from R-R (Rural Residential) to C-P-S (Scenic Highway Commercial) on the northerly 9.8 acres of the site, and from R-R (Rural Residential) to R-4 (Planned Residential) on the southerly 7.4 acres (THIS IS THE ONLY CHANGE TO THE PROPOSED PROJECT DESCRIPTION). The project will also require a Tentative Parcel Map (TPM No. 36673) to subdivide the project property into two (2) parcels, and a Plot Plan to develop the project site into a commercial retail and multi-family project.

**Lead Agency:** City of Wildomar

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

**Project Title:** Grove Park Mixed-Use Development (Planning Application No. 14-0069)

**Project Location:** The Project site is currently undeveloped and is located at the southwest corner of Clinton Keith Road and Salida del Sol. Adjacent properties include undeveloped lots to the east and west, Clinton Keith Road and rural residential uses to the north, and multiple-family residential development to the south. The project site is located approximately 0.85 mile east of Interstate 15 (I-15) in the southern portion of the City. The Project site is located in Section 31, Township 6 South, Range 3 West (San Bernardino Base and Meridian) (33°35'49.14"N, 117°13'59.27"W.)

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 Grove Park Mixed-Use Development (referred to herein as proposed project or Project). Pursuant to Section 15082(a) of the CEQA Guidelines, 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 a NOP is typically 30 days. The comment period for this revised NOP will commence on **Friday, June 12, 2015 and conclude on Monday, July 13, 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](mailto: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, June 29, 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 Project site is currently undeveloped. Native vegetation including sagebrush, buckwheat, chamise, and a small grove of coastal live oaks are located on-site. The Project site supports four ephemeral drainage features and an earthen bermed basin at the southwest corner of the site. Recent site disturbance consists of mechanical discing, trenches excavated for geotechnical studies, and some modern trash dumping. No structures are located within the Project limits. The proposed Project envisions the construction and occupation of a mixed (horizontal) use project. The approximately 19.3 acre property is divided into north and south sites of approximately 10.3 and 9.0 acres, respectively.

North site: Approximately 50,000 square feet of commercial/retail and office uses will be developed on 9.8 acres adjacent to Clinton Keith Road. Based on the most recent site plan, commercial development will include: a two-story office approximately 30,000 square foot office building, two single-story “pad” buildings of approximately 6,000 sf each, and an approximately 8,000 sf retail building. An approximately 1.8 acre passive park is proposed directly south of the commercial development. No play structures or active recreation features are planned for this area. The existing on-site grove of coastal live oaks will be preserved on approximately 1.3 acres south of the proposed park.

South site: Eight three-story multiple-family (162 units) apartment buildings will be developed on 7.2 acres of the south site. The residential mix envisioned includes; 48 one bedroom, 90 two bedroom, and 24 three bedroom units. The units will range in size from approximately 735 square feet in the one bedroom units to approximately 1,281 square feet in three bedroom units. The residential area includes a clubhouse/leasing office and an adjacent pool area. Vehicular access to the residential portion of the site will be from the future extension of Yamas Drive. A retention basin will be developed on approximately 1.3 acres at the southwestern corner of the property.

**TABLE 1  
GROVE PARK MIXED-USE DEVELOPMENT SUMMARY**

| Area       | Use                        | Acres | Units/Square Footage |
|------------|----------------------------|-------|----------------------|
| North Site | Office & Commercial/Retail | 4.8   | 50,000 SF            |
|            | Park                       | 1.8   | n/a                  |
|            | Oak Preserve               | 1.3   |                      |
|            | Slope                      | 0.6   |                      |
|            | Public Roads               | 1.8   |                      |

**GROVE PARK MIXED-USE DEVELOPMENT SUMMARY**

| Area         | Use                      | Acres       | Units/Square Footage                |
|--------------|--------------------------|-------------|-------------------------------------|
| South Site   | Apartments               | 7.2         | 162 units<br>735 -1,281 SF per unit |
|              | Drainage/Retention Basin | 1.3         | n/a                                 |
|              | Slope                    | 0.6         |                                     |
|              | Public Roads             | 0.7         |                                     |
| <b>TOTAL</b> |                          | <b>19.8</b> |                                     |

**Landscaping and Lighting.** The landscape concept for the Project envisions a variety of accent trees along the frontages of Clinton Keith Road and Yamas Drive, and a mixture of canopy and buffer trees through the site’s parking areas, adjacent to buildings, and along the western and southern boundaries. Shrubs and groundcover will underlay trees throughout the site’s landscaped areas. A ‘California Friendly Landscape Corridor’ will extend from the park area, through the oak grove preserve, and along the community trail to the southwestern corner of the site. Natural materials such as cobblestone, crushed rock, decomposed granite, coarse organic bark mulch, and drought-tolerant turf will be utilized throughout landscaped area.

Enriched pavement (e.g., interlocking pavers or stamped concrete), enhanced entry landscaping and primary entry monument signage will be provided at the Clinton Keith Road entrance. Secondary community entry monument signage will be provided along Yamas Drive. Monument signage will be accented by boulders, low walls, and/or hedges per City design requirements. A pedestrian plaza, with enriched pavement, canopy trees, and seating will provide a focal point near the proposed office building. Views of parking areas from adjacent streets will be screened by three-foot tall masonry walls, landscaped earthen berms and/or hedges.

**Parking and Access.** The Conceptual Site Plan identifies 313 and 338 parking spaces in the north (commercial/retail) and south (residential) portions of the Project site, respectively. Parking areas will be configured to fully conform to applicable provisions of the City’s Municipal Code (Chapter 17.188 – Off-Street Vehicle Parking Standards.) Primary access to the proposed commercial/retail uses will from Clinton Keith Road with a secondary access point provided from the future extension of Yamas Drive. Vehicular access to the park and residential component of the Project will be from Yamas Drive only. Roadway improvements, driveways, traffic control, and internal circulation will be constructed consistent with respective cross-sections cited in the City’s General Plan Circulation Element and the requirements of the City’s Public Works Department.

**Water and Wastewater.** Water to the project site will be provided by the Elsinore Valley Municipal Water District (EVMWD.) Currently, domestic water line(s) are located in Clinton Keith Road. The Project would connect to water line(s) located in Clinton Keith Road and the future extension of Yamas Drive. On- and off-site water conveyance improvements will be designed and constructed per the applicable standards established by the City and EVMWD and will conform to all appropriate fire-flow requirements required by the Riverside County Fire Department (RCFD). Wastewater conveyance service to the project site will be provided by the EVMWD Municipal Water District (EVMWD.) Currently, sanitary sewer line(s) are located in Clinton Keith Road. The Project would connect to sanitary sewer lines(s) located in Clinton Keith Road and the future extension of Yamas Drive.

**Storm Drainage.** Within the Project site, stormwater and water quality management features will be installed subject to applicable City requirements. The City, being subject to provisions of the Municipal Separate Storm Sewer System (MS4) Permit issued by the San Diego Regional Water Quality Control Board (RWQCB), requires that development and municipal activities within its jurisdiction implement appropriate stormwater pollution control measures. Construction-related stormwater management measures will be implemented by a City approved Stormwater Pollution Prevention Plan (SWPPP.) Post-development, the Project site will be divided into eight Drainage Management Areas (DMAs.) The Project will incorporate a bioretention planter, two sand filter basins, natural self-retaining area(s), and five subsurface retention systems to manage and treat stormwater flows. As necessary subsurface storm drains, inlet devices, and other features will be installed to convey flows between and through DMAs.

**Grading.** The site currently slopes in a northeast to southwest direction, with the elevations ranging from approximately 1,380 feet to 1,330 feet above mean sea level (AMSL.) Proposed pad elevations for the commercial/retail buildings on the northern portion of the site range from 1,371 to 1,376 feet AMSL, while the pad elevations for the apartment buildings on the southern portion of the site will be at 1,341 to 1,346 feet AMSL. Areas of 2:1 slope will generally separate the commercial/retail area from other proposed on-site uses. The bottom of the proposed retention basin at southwest corner of the project site is at elevation 1,332 feet AMSL. Grading will commence with the removal of all existing vegetation from the area to be graded. Debris such as wood and root structures will be exported from the site and will not be mixed with fill material. Based on the Conceptual Grading Plan and Site Plan, development of the site will require the excavation (cut) and placement (fill) of approximately 67,200 cubic yards (cy) and 145,500 cy of material, respectively. Preparation of the project site will require the net import of approximately 78,000 cy of material.

**Open Space/Recreation.** An approximately 1.8 acre passive park is proposed directly south of the commercial development. No play structures or active recreation features are planned for this area. The northern edge of the park area will act as a bioretention planter, accepting stormwater flows from the northern portion of the site. The existing grove of coast live oaks located along the western edge of the Project site will be preserved in place. This 1.3 acre area will remain in its current undeveloped condition. Stormwater flows will be directed to this natural, undisturbed area via an outlet structure adjacent to Yamas Drive and will continue to an inlet structure located at the southwest corner of the oak grove preserve. A decomposed granite trail will lead from the southwest corner of the oak grove preserve and will continue through the southern multi-family portion of the development to the southwest corner of the site. The multi-family development will include a clubhouse and adjacent pool/spa as well as a bar-be-que and fire-pit area.

### **PROJECT OBJECTIVES**

The primary Project objective is the development of the site with uses that are consistent with the policies and development guidelines established by the City, specifically to:

- Establish a mixed use community for Wildomar with a balance of land uses including commercial, multi-family housing and recreation.
- Deliver an appropriately sized commercial center that provides a mix of retail and office uses with opportunities for employment growth and increased sales tax for Wildomar.
- Provide rental housing opportunities in a quality multi-family setting at a scale and character appropriate to the site and adjacent existing and future developments.
- Utilize architectural styles and design elements which reflect Wildomar's heritage, namely through the use of ranch, farmhouse and craftsman styles.
- Incorporate a public park within the project site for the overall Wildomar community.
- Preserve the existing onsite oak grove to the maximum extent feasible.
- Create a walkable community that provides convenient non-vehicular access from the residential area to the public park and commercial center.
- Implement a trail system for the project consistent with the Wildomar Multi-Use Trails Master Plan.

## **REQUIRED APPLICATIONS:**

**General Plan Amendment (GPA):** The Project includes a proposal to change the General Plan Land Use designation on the northerly 9.8 acres of the site from Business Park (BP) to Commercial Retail CR) and from Business Park (BP) to Highest Density Residential (HHDR) on the southerly 7.4 acres of the site.

**Change of Zone (CZ):** The Project includes a Change of Zone from R-R (Rural Residential) to C-P-S (Scenic Highway Commercial) on the northerly 10.3 acres of the site, and from R-R (Rural Residential) to R-4 (Planned Residential) on the southerly 7.4 acres of the site.

**Tentative Parcel Map (TPM 36673):** A tentative tract map to subdivide the 19.8 acre project site into two (2) lots as follows:

- Multi-Family development portion - This subarea consists of one (1) lot to accommodate the 162-unit multi-family apartment project.
- Commercial/Retail development portion - This subarea includes one (1) lot to accommodate the 50,000 square feet of commercial/retail/office uses, a park and oak preserve.

**Plot Plan (PP):** A plot plan for the 19.8 acre project site consists of the following:

- Multi-Family development portion - This area consists of a 162-unit multi-family apartment project and related site development improvements (i.e., parking, landscaping, etc.).
- Commercial/Retail development portion - This subarea includes approximately 50,000 square feet of commercial/retail/office space and related site development improvements (i.e., parking, landscaping, etc.), including a park and oak preserve.

## **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 Section 15060(d) of the CEQA Guidelines. The EIR will be prepared to evaluate the potential impacts that would result from implementation of the Project.

When a Lead Agency determines that an EIR will clearly be required for a project, CEQA Guidelines (Section 15060), state further initial review can be skipped and work directly on the EIR may commence. An Initial Study has **not** been prepared for the Project. In the absence of an Initial Study, the EIR will comprehensively assess each of the issues identified in Appendix G of the *State CEQA Guidelines*. 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. The following issues will be addressed in the EIR.

**Aesthetics:** Construction and operation of the Project could impact views, scenic vistas/resources from surrounding vantage points as well as introduce additional sources of lighting and glare to the site.

**Agricultural/  
Forestry Res.:** The EIR will identify existing site conditions and use and summarize the effect development of the Project will have on agricultural or forestry resources.

**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.

**Biological Res:** The City implements the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephen's Kangaroo Rat Habitat Conservation Plan. Development of the Project may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, including Burrowing Owls. The Project could affect riparian habitat and wetlands.

**Cultural Res.:** 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 Res.:** Development of the Project may result in soil erosion or the loss of topsoil and/or 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 other impacts, as well as a potential impact of development on significant mineral resources.

**Greenhouse Gas:** 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:** Past, current and future use of the site will be considered and the potential for activities associated with hazardous material use will be identified and accessed.

**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, as well as to water quality.

**Land Use and Planning:** To accommodate the Project's proposed commercial/retail uses, the Project includes a proposal to change the General Plan Land Use designation on the northerly 10.3 acres of the site from Business Park (BP) to Commercial Retail (CR); and from Business Park (BP) to Highest Density Residential (HHDR) on the southerly 7.4 acres of the site. The Project includes a Change of Zone from R-R (Rural Residential) to C-P-S (Scenic Highway Commercial) on the northerly 10.3 acres of the site, and from R-R (Rural Residential) to R-4 (Planned Residential) on the southerly 7.4 acres of the site. The Project could result in impacts to land use and planning due to changes in zoning designation. Surrounding uses may be affected.

**Mineral Res:** The EIR will identify existing site conditions and use and summarize the effect development of the Project will have on mineral resources.

**Noise:** Construction noise sources, 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 and the potential impacts to noise sensitive receptors and increases in ambient noise at the project site.

**Population and Housing:** The Project could directly or indirectly induce population growth within the area by establishing 162 single-family condominiums and the introduction of new employment opportunities in the project vicinity.

**Public Services:** The Project has the potential to impact schools, parks and libraries, as well as fire and police protection.

**Recreation:** As the Project could induce population growth within the area, its impact on existing and planned park and recreation facilities/programs will be identified and accessed.

**Transportation:** The Project may result in impacts on local and regional roadways. A Traffic Impact Analysis will be produced that would review Project impacts including alternative transportation modes, internal circulation and access, as well as 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, storm water drainage facilities, and increased landfill capacity.

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

Signature: 

Title: Planning Director



**Project Site**

CLINTON KEITH ROAD

GEORGE AVENUE

SALIDA DEL SOL

OAK SPRINGS ROAD

INLAND VALLEY DRIVE

BUNNY TRAIL

PRIELIPP ROAD

15

**Regional Location**

**Project Site**

Pacific Ocean

0 10 20

MILES

LSA

FIGURE 1



0 750 1,500

FEET

SOURCE: Google Earth, 2013; Riverside County, 2014.

I:\CW11402\Reports\EIR\fig1\_RegLoc.mxd (12/9/2014)

*Grove Park Development*

Regional and Project Location



LSA

FIGURE 2

Grove Park Development  
Conceptual Site Plan

SOURCE: Urban Crossroads Traffic Report, June 2014

I:\CW11402\Reports\EIR\fig2\_SitePlan.cdr (12/09/2014)

June 17, 2015

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

RECEIVED  
JUN 22 2015  
CITY OF WILDOMAR



**Re: Grove Park Mixed-Use Development Project (Planning Application No. 14-0069)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the project proponents and lead agency.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ontiveros", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains.**

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
- E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, 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). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



# South Coast Air Quality Management District

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

June 18, 2015

Matthew C. Bassi, Planning Director  
City of Wildomar  
23873 Clinton Keith Rd, Ste 201  
Wildomar, CA 92595

RECEIVED

JUN 23 2015

CITY OF WILDOMAR

## **Revised Notice of Preparation of a CEQA Document for the Grove Park Mixed-Use 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:

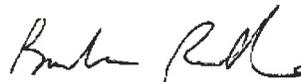
- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD’s CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-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,



Barbara Radlein  
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*



July 9, 2015

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

Subject: Revised Notice of Preparation of a Draft Environmental Impact Report  
Grove Park Mixed-Use Development Project (Planning Application No. 14-0069)  
State Clearinghouse No. 2014121064

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the revised Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Grove Park Mixed-Use Development Project (project) [State Clearinghouse No. 2014121064]. 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).

The Department provided comments on this project on January 13, 2015, however because the NOP has been revised and recirculated, the Department is resubmitting its comments under this letter (dated July 9, 2015).

The proposed project includes a general plan amendment, zone change, tentative parcel map, and plot plan on Assessor Parcel Number (APN) 380-250-003, an approximate 19.3 acre property, located at the southwest corner of Clinton Keith Road and Salida del Sol, in the City of Wildomar, Riverside County, California. Specific details of the proposed project include:

1. General Plan Amendment to change the existing land use designation of Business Park (BP) to Commercial Retail (CR) on the northerly 9.8 acres of the

*Conserving California's Wildlife Since 1870*

site, and from BP to Highest Density Residential (HHDR) on the southerly 7.4 acres of the site.

2. Change of Zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) on the northerly 9.8 acres of the site, and from R-R to Planned Residential (R-4) on the southerly 7.4 acres of the site.
3. A Tentative Parcel Map (TPM No. 36673) to subdivide the property into two parcels.
4. A Plot Plan to develop the project site into a commercial retail and multi-family project. Commercial/retail is proposed to cover approximately 50,000 square feet of the northern portion of the site, and eight three-story multi-family apartment buildings are proposed to be constructed within the southerly portion of the site. Additional project aspects include a 1.8 acre passive park, preservation of an approximate 1.3 acre area containing coast live oaks, and a 1.3 acre retention basin.
5. Construction of commercial retail buildings on 12.2 acres, 204 multi-family apartments on 11.3 acres, and 66 single family residential dwellings on 12.5 acres. Roads, parking, retention basins, and recreation areas are proposed on the remaining 3.3 acres.

## **COMMENTS AND RECOMMENDATIONS**

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City of Wildomar (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources and the project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Department recommends that the forthcoming DEIR address the following:

### **Assessment of Biological Resources**

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable Department staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened,

endangered, and other sensitive species and their associated habitats. The Department recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. The Department recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. The Department's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or [bdb@dfg.ca.gov](mailto:bdb@dfg.ca.gov) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed project. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at:  
[http://www.dfg.ca.gov/biogeodata/cnddb/submitting\\_data\\_to\\_cnddb.asp](http://www.dfg.ca.gov/biogeodata/cnddb/submitting_data_to_cnddb.asp)

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.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be effected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific/MSHCP surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a

protracted time frame, or in phases, or if surveys are completed during periods of drought.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>);
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]);

### **Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources**

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the project. To ensure that project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.
2. A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).
3. An evaluation of impacts to adjacent open space lands from both the construction of the project and any long-term operational and maintenance needs, where relevant.
4. A cumulative effects analysis developed as described under CEQA Guidelines § 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. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities

and wildlife habitats.

### **Mitigation Measures for Project Impacts to Biological Resources**

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the project. When proposing measures to avoid, minimize, or mitigate impacts, the Department recommends consideration of the following:

1. *Sensitive Plant Communities*: The Department considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.
2. *Mitigation*: The Department considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, including, but not limited to measures to ensure domestic animals (e.g., cats and dogs) cannot access mitigation areas, and removal procedures to implement if they do; proposed land dedications; long-term monitoring and management programs; control of illegal dumping; water pollution; and increased human intrusion, etc.

3. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum:
  - (a) the location of restoration sites and assessment of appropriate reference sites;
  - (b) the plant species to be used, sources of local propagules, container sizes, and

seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

The Department recommends that local onsite propagules from the project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

4. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) also afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

The Department recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be

implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

### **California Endangered Species Act**

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 California Endangered Species Act (CESA). The Department recommends that a CESA ITP be obtained if the project has the potential to result in “take” (California Fish and Game Code Section 86 defines “take” as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats. The Department encourages early consultation, as significant modification to the proposed project and mitigation measures may be necessary to obtain a CESA ITP. Revisions to the California Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA ITP unless the Project CEQA document addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit.

### **Western Riverside County Multiple Species Habitat Conservation Plan**

Within the Inland Deserts Region, the Department issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County 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 within

the Elsinore Plan Area, and does not occur within any Criteria Cells. MSHCP policies and procedures that apply to the proposed project include the 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.

The DEIR needs to address how the proposed project will affect the policies and procedures of the MSHCP. Therefore, all surveys required by the MSHCP policies and procedures listed above to determine consistency with the MSHCP should be conducted and results included in the DEIR so that the Department can adequately assess whether the project will impact the MSHCP.

### **Stephens' Kangaroo Rat Habitat Conservation Plan**

The project occurs within the Stephens' kangaroo rat (*Dipodomys stephensi*) Habitat Conservation Plan (SKR HCP) fee area boundary. The SKR HCP provides Take Authorization for Stephens' kangaroo rat within its boundaries, and the MSHCP provides Take Authorization for Stephens' kangaroo rat outside of the boundaries of the SKR HCP, but within the MSHCP area boundaries. The DEIR should identify if any portion of the project will occur on SKR HCP lands, or on Stephens' kangaroo rat habitat lands outside of the SKR HCP, but within the MSHCP. Note that the SKR HCP allows for encroachment into the Stephens' kangaroo rat Core Reserve for public projects, however, there are no provisions for encroachment into the Core Reserve for privately owned projects. If impacts to Stephens' kangaroo rat habitat will occur from the proposed project, the DEIR must specifically identify the total number of permanent impacts to Stephens' kangaroo rat core habitat and the appropriate mitigation to compensate for those impacts.

### **Lake and Streambed Alteration Program**

Based on review of aerial photography at least two drainage features traverse the site. Depending on how the project is designed and constructed, it is likely that the project applicant will need to notify the Department per Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to notify the Department prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Please note the Department's criteria for determining the presence of areas subject to Fish and Game Code section 1602 jurisdiction is more comprehensive than the MSHCP criteria in Section 6.1.2.

Upon receipt of a complete notification, the Department determines if the proposed project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your project that would eliminate or reduce harmful impacts to fish and wildlife resources.

The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). Therefore, to facilitate issuance of an LSA Agreement, if necessary, the DEIR 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 <https://www.wildlife.ca.gov/Conservation/LSAForms>.

#### Further Coordination

The Department appreciates the opportunity to comment on the Revised NOP of a DEIR for the Grove Park Mixed-Use Development Project (SCH No. 2014121064) 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 the comments provided in this letter, please contact Joanna Gibson at (909) 987-7449 or at [Joanna.gibson@wildlife.ca.gov](mailto:Joanna.gibson@wildlife.ca.gov).

Sincerely,

  
for/ Leslie MacNair  
Regional Manager

#### Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2<sup>nd</sup> ed. California Native Plant Society Press, Sacramento, California.  
<http://vegetation.cnps.org/>



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

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

January 22, 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 Grove Park Mixed-Use Development Project, PA 14-0069, PM 36673**

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 December 22, 2014 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 Property. Because of these already-identified resources, 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

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

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

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

the City, with participation by a Pechanga Tribe monitor, in which a current study has not already been conducted.

To date, the Tribe has not received a formal SB18 request letter to initiate consultation. 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

<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

concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant 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/Moniivol*, 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 south central 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 be thoroughly evaluated within the final document.

Cumulative impacts are also 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 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.

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

Pechanga Comment Letter to the City of Wildomar  
Re: Pechanga Tribe Comments on the Grove Park Project  
January 22, 2015  
Page 7

archaeologist address both any identified Project sites and the regional context in the study in order to assist 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 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) once you have had a chance to review these comments if you have any comments or questions. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel

**DEPARTMENT OF TRANSPORTATION**

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July 14, 2015

**File: 08-RIV-15-PM-13.07**

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

**Revised Notice of Preparation of an Environmental Impact Report for the Grove Park Mixed-Use Development: SCH 2014121064; APN 380-250-003; Planning Application No. 14-0069**

Mr. Bassi,

The California Department of Transportation (Caltrans) has completed the review of the revised Notice of Preparation of the Environmental Impact Report for the Grove Park Mixed-Use Development. The project is located south of Clinton Keith Road, west of Yamas Drive, north of the Santa Rosa Apartment Homes complex, and east of vacant land and Inland Valley Dr. The project proposes the development of 50,000 square feet of commercial/retail and office uses on the 9.8-acre North site adjacent to Clinton Keith Road, including a 30,000 square foot two-story office building, two 6,000 square foot single-story “pad” buildings, an 8,000 square foot retail building, a 1.8 acre passive park, and the preservation of a 1.3-acre live oak grove. The 7.2-acre South site will include 162 units housed in eight three-story multiple-family apartment buildings, with a clubhouse/leasing office and adjacent pool area, and a 1.3-acre retention basin.

Referring to the City of Wildomar’s Cumulative Projects Development Map, it appears that there are a number of mixed-use projects currently in development. Where possible, we would encourage cities to embark on more mixed use and Transit Oriented Development projects like this one, for they provide opportunities to reduce vehicle trips, encourage community gathering, boost local livability and quality of life, and assist in mitigating congestion on the state highway system.

Please refer to our previous correspondence dated January 6, 2015, which we have attached for your convenience, for comments from past review periods. We also offer the following for your consideration.

*“Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California’s economy and livability”*

**Multimodal Accessibility:**

Caltrans encourages the provision of multimodal transportation options for road users in order to mitigate congestion and reduce vehicle miles traveled, which in turn reduces greenhouse gas emissions and our State's effect on climate change. This is reflected in our mission, to "provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability". Caltrans therefore seeks to reduce vehicle trips associated with proposed new local development and recommends appropriate mitigation measures that address the transportation impacts of such development. These measures may include the planning and provision of access for the circulation of bicycles, pedestrians, and transit users.

Under Deputy Directive 64-R2: Complete Streets- Integrating the Transportation System (10/17/2014), Caltrans employees have been advised to:

- Collaborate with local and regional partners to plan, develop, and maintain effective bicycle, pedestrian, and transit networks.
- Encourage local agencies to include bicycle, pedestrian, and transit elements in regional and local planning documents, including general plans, transportation plans, and circulation elements.
- Promote land uses that encourage bicycle, pedestrian, and transit travel.
- Promote awareness of bicycle, pedestrian, and transit needs to develop an integrated, multimodal transportation system.
- Maximize bicycle, pedestrian, and transit safety and mobility through each project's life cycle.

Additionally, under Assembly Bill 1358- the California Compete Streets Act of 2008, and detailed in the California Governor's Office of Planning and Research's "Update to General Plan Guidelines: Complete Streets and the Circulation Element" (December 2010), language was added to Government Code Section 65302(b)(2)(A), which reads:

- (A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

Based on this, we offer the following comments:

- **Given the context of this project's development, we concur with the decision to include the analysis of alternative transportation modes in the Traffic Impact Analysis.** Mixed Use zones necessarily lead to the reduction of automobile trips towards walking, biking, and transit use. Understanding and planning for the circulation and access of users of these transportation modes is encouraged.
- **With respect to the active transportation features of the proposed Grove Park Mixed-Use Development, we suggest the City implement, where feasible, the innovative examples of roadway configurations and design standards found in the National Association of City Transportation Officials' Urban Street Design Guide and the Urban Bikeway Design Guide.** Caltrans officially endorsed these innovative design guidelines on April 11, 2014. They have been found to facilitate the development of sustainable complete streets, vibrant public realms, walkable mixed-use districts, and multi-modal transportation facilities.
- **We suggest the City, if it isn't already, adopt an Active Transportation Plan to facilitate safer walking and cycling networks throughout the City.** These networks can connect Grove Park, as well as other mixed use planning projects, to important trip generators, including schools, shopping centers, and employment centers. The adoption of an Active Transportation Plan will provide the opportunity to conform and connect Wildomar's planned bicycle routes with the Western Riverside Council of Governments' Non-Motorized Transportation Plan (NMTP). Connecting Wildomar's planned bicycle routes to routes 15, 16, 19 and 23 within the WRCOG NMTP would provide the opportunity for greater bicycle transportation connectivity throughout the region.
  - *If the planning methods mentioned above are being utilized in the Wildomar Multi-Use Trails Master Plan, please forward the Plan to this office at the earliest opportunity, as it is not currently reachable on the City of Wildomar website.*
  - **We encourage the City to apply for Caltrans' Sustainable Transportation Planning Grants.** These provide funds for Active Transportation Plans, Safe Routes to School Plans, Transit Connectivity Plans, etc. Our call for projects will be released on August 17, 2015. Please visit the website for the program at <http://www.dot.ca.gov/hq/tpp/grants.html>.
- **We suggest the City meet with the Riverside Transit Agency to discuss transit route plans to provide service to Grove Park in the future.** The number of mixed-use projects planned in the City of Wildomar provides the opportunity for greater transit usage citywide. Planning new routes, altering current routes and schedules, and providing space for transit stops would assist in providing multimodal accessibility to City residents.

### **Hydrology and Grading:**

The Grove Park Mixed-Use Development has the potential to impact the drainage facilities within I-15 right-of-way (R/W) located downstream from the project site. This may lead to erosion, increased runoff directed to I-15 R/W, create maintenance accessibility issues, and contaminate water flows entering state R/W. Please forward the site plan and grading and drainage plans to this office at the earliest opportunity for our review, as these concerns cannot be fully evaluated at this time. To ensure that proposed site grading and drainage design does not result in an adverse impact to State R/W, we ask that a requirement to review plans and provide written construction clearance be included among the project conditions of approval.

Consider the following comments when development does occur:

- **We concur with the decision to preserve the 1.3-acre oak grove**, as it will aid in mitigating drainage flows to state facilities and provide environmental, recreational and aesthetic benefits to community members.
- Verify capacity of existing drainage structures within right-of-way (R/W) where connections between private and Caltrans systems are proposed.
- The existing capacity of affected State drainage systems cannot be exceeded. Should 100-year project runoff volumes be determined to exceed the maximum capacity of the existing State drainage facilities, the proposed mitigation measures, which include a 40' wide drainage easement and retention basin, must offset any drainage impacts to State facilities.
- Future review of project drainage design will include an evaluation of runoff impacts to adjacent State R/W. Where applicable, compliance with pertinent National Pollutant Discharge Elimination System (NPDES)/water quality standards will be required.

### **Highway Operations and Right-of-Way:**

Increased traffic volumes associated with development of the Grove Park Mixed-Use Development may impact traffic flow, circulation, highway capacity, and operational characteristics of I-15. The cumulative impacts of the multiple projects currently under development in Wildomar may also lead to needed improvements within R/W, including interchange modifications.

Mr. Bassi  
July 14, 2015  
Page 5

Thank you for providing us the opportunity to review Planning Application No. 14-0069 for the Grove Park Mixed-Use Development and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Dustin Foster (909) 806-3955 or myself at (909) 383-4557.

Sincerely,

*Original signed by Mark Roberts*

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning