

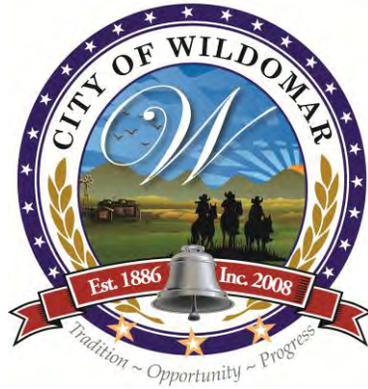
APPENDIX A

Notice of Preparation and Scoping Comments

APPENDIX A-1

2014 NOP and Responses

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



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

DATE: May 5, 2014
TO: Reviewing Agencies
FROM: Matthew C. Bassi, Planning Director
SUBJECT: **City of Wildomar Notice of Preparation (NOP) of the Westpark Promenade Project Draft Environmental Impact Report (EIR) – City Planning Application No. 13-0082.**

The Westpark Promenade project is a master planned development located on the north side of Catt Road at the northeast corner of the I-15 freeway and Clinton Keith Road, in the City of Wildomar. The Proposed Project consists of the following:

- **General Plan Amendment (GPA):** A land use designation change from Commercial Office (CO) to Commercial Retail (CR) on 13.43 acres and Very High Density Residential (VHDR) on 14.17 acres of the project site.
- **Change of Zone (CZ):** A zoning designation change from CPS (Scenic Highway Commercial) to C-1/C-P (General Commercial) for a 13.43 acre portion of the site, and from CPS (Scenic Highway Commercial) to R-3 (General Residential) for a 14.17 acre portion of the site.
- **Tentative Parcel Map (TPM 36612):** A tentative parcel map to subdivide the 27.6 acre site into three (3) parcels to accommodate the proposed project.
- **Plot Plan (PP):** A plot plan to develop the entire 27.6 acre project site with 195 single-family attached condominiums (Parcels 2 & 3 totaling 14.17 acres) with 493 parking spaces and related site improvements, and to develop a 91,457 square-foot commercial retail center and two (2) 8,000 square-foot restaurant pads (on Parcel 1 totaling 13.43 acres) with 692 parking spaces and related site improvements.

The City has determined that the Proposed Project will have the following potentially significant environmental impacts as a result of associated development: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use, noise, public services, recreation, transportation and traffic, and utilities and service systems.

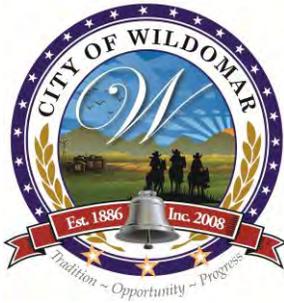
The City is requesting comments on the proposed scope of the EIR for the Westpark Promenade Project Draft EIR. This notice is being sent to responsible agencies, trustee agencies, and other interested parties along with a copy of the Notice of Preparation (NOP). The public response period for the NOP will begin on **Wednesday, May 7, 2014 and conclude on Thursday, June 5, 2014.** 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.

A public scoping meeting will be conducted on **Monday, May 19, 2014 from 6:00pm to 7:00 pm** located at City Hall (City Council Chambers) 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.

Sincerely,

Matthew C. Bassi
Planning Director

Enclosure-Draft NOP



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

Date: May 7, 2014

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

Subject: **Notice of Preparation (NOP) of the Westpark Promenade Project Environmental Impact Report (EIR) (Planning Application No. 13-0082)**

Lead Agency: City of Wildomar

Contact: Matthew C. Bassi, Planning Director

Project Title: Westpark Promenade Project EIR (PA 13-0082)

Project Location: The Project site is located in the City of Wildomar, Riverside County, California. Specifically, the proposed Project site is located in the southeast quarter of Section 26, Township 6 South, Range 4 West, San Bernardino Baseline and Meridian, as depicted in the Murrieta, California, United States Geologic Survey 7.5-minute topographic quadrangle map. The Project site consists of three parcels totaling 27.6 acres and includes Assessor Parcel Numbers (APN: 367-410-013, 367-410-023 & 367-410-025). The site is generally bounded by Interstate 15 to the west/southwest, Catt Road to the south, Depasquale Road and residential properties to the north and residential properties to the east.



SOURCE: Riverside County GIS.

City of Wildomar - Westpark Promenade . 130266

Figure 1
Regional Location

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 proposed Westpark Promenade Project (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 environmental analysis. This will allow your input to be taken into consideration during the evaluation of the environmental impacts of the Project to be addressed in the EIR. A description of the proposed Project and a location map, along with a preliminary identification of the potential environmental effects are contained in this NOP. If your agency is a responsible agency as defined in Section 15381 of the CEQA Guidelines, your agency will need to use the EIR prepared by the City of Wildomar when considering your permit or other approval for action.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is 30 days, running from **May 7, 2014, to June 5, 2014**. **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)**. The City welcomes public input during this review period. In the event no response or request for additional time is received by any responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response. Please send your written responses to the following address:

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

Please note that responses must include the name of a contact person at your agency or organization and address.

PROJECT DESCRIPTION

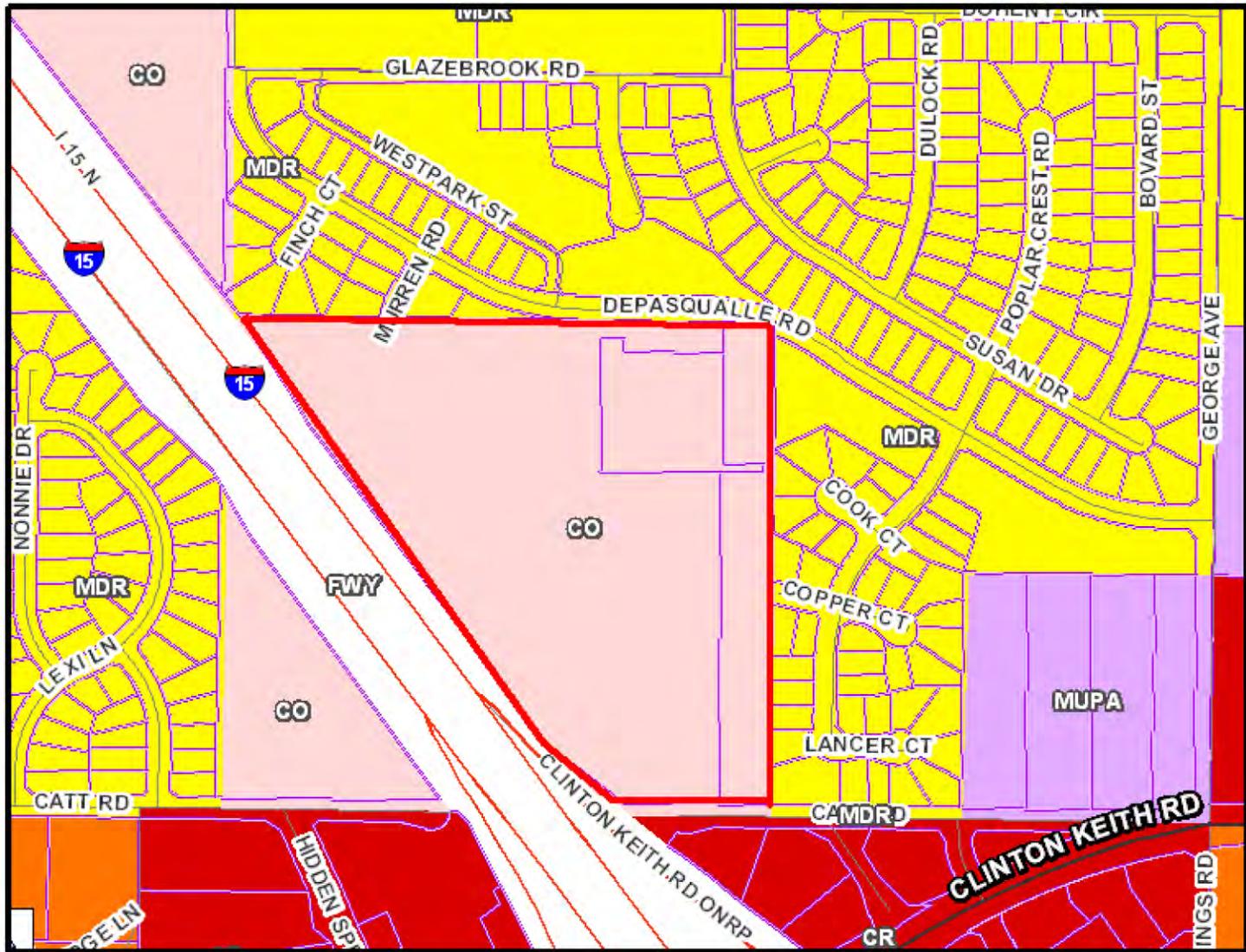
The Project site is currently undeveloped, and the current General Plan designates the Project site as Commercial Office (CO). The Westpark Promenade project is a master planned development located on the north side of Catt Road at the northeast corner of the I-15 freeway and Clinton Keith Road, in the City of Wildomar. The Proposed Project consists of the following:

- **General Plan Amendment (GPA)**: A land use designation change from Commercial Office (CO) to Commercial Retail (CR) on 13.43 acres and Very High Density Residential (VHDR) on 14.17 acres of the project site.
- **Change of Zone (CZ)**: A zoning designation change from CPS (Scenic Highway Commercial) to C-1/C-P (General Commercial) for a 13.43 acre portion of the site, and from CPS (Scenic Highway Commercial) to R-3 (General Residential) for a 14.17 acre portion of the site.

- Tentative Parcel Map (TPM 36612): A tentative parcel map to subdivide the 27.6 acre site into three (3) parcels to accommodate the proposed project.
- Plot Plan (PP): A plot plan to develop the entire 27.6 acre project site with 195 single-family attached condominiums (Parcels 2 & 3 totaling 14.17 acres) with 493 parking spaces and related site improvements, and to develop a 91,457 square-foot commercial retail center and two (2) 8,000 square-foot restaurant pads (on Parcel 1 totaling 13.43 acres) with 692 parking spaces and related site improvements.

The Project will require the following approvals:

- General Plan Amendment from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR).
- Zone Change from Scenic Highway Commercial (CPS) to C-1/C-P (General Commercial) and R-3 (General Residential).
- Plot Plan Approval
- Encroachment Permit



SOURCE: City of Wildomar

City of Wildomar - Westpark Promenade . 130266

Figure 2
General Plan Land Use

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.

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

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

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

Geological Resources: Development of the Project may result in soil erosion or the loss of topsoil and/or 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.

**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:**

The Project could result in impacts to land use and planning due to changes in zoning designation and densities. The Project would require a change of zone from Scenic Highway Commercial (CPS) to C-1/C-P (General Commercial) and R-3 (General Residential Zone), and a land use designation change from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR). Surrounding uses may be affected.

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 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 195 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.

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.

TYPE OF ENVIRONMENTAL IMPACT REPORT

The City will prepare a Project EIR as defined in Section 15168 of the CEQA Guidelines. As a Project EIR, the analysis will focus primarily on the changes in the environment that would result from the development of the Project. The EIR will examine all phases of the Project including planning, construction, and operation.

PUBLIC SCOPING MEETING

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the 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 Project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation of the project, 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 City also invites written comments.

The scoping meeting will be held at the following time and location:

Monday, May 19, 2014 from 6:00 p.m. to 7:00 p.m.

City of Wildomar City Council Chambers
23873 Clinton Keith Road, Suite 111
Wildomar, CA 92595

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

Signature:

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

Planning Director
City of Wildomar

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

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MAY 15 2014

CITY OF WILDOMAR

May 13, 2014

City of Wildomar
Matthew C. Bassi
Planning Director
23837 Clinton Keith Road
Suite 201
Wildomar, CA 92595

Notice of Preparation of the Westpark Promenade Project Draft Environmental Impact Report (EIR) Planning Application No. 13-0082 (Riv 15 PM 13.83)

Mr. Bassi,

We have completed our review for the above mentioned proposal of General Plan Amendment request for Change of Zone, Tentative Parcel Map 36612 to subdivide 27.6 acre site into three (3) parcels to accommodate the proposed project and PP to develop the entire 27.6 acre site with 195 single-family attached condominiums.

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. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility 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

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

1. 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.

"Caltrans improves mobility across California"

- 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.

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

Additionally, we recommend the traffic study be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues.

If future development is anticipated to impact State facilities drainage system please consider the following when development occurs:

Hydrology and Grading

- Verify capacity of existing drainage structures within R/W where connections between private and Caltrans systems are proposed.
- Provide mitigation measures that offset drainage impacts to existing State drainage facilities.
- 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, construction of on-site detention basins, new drainage systems or other impact mitigation will be required.
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR-79 drainage facilities must be identified and analyzed in a project hydrology study.
- 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.
- Ensure that “best management practices” (BMP’s) used to treat site runoff entering State R/W are in compliance with all applicable National Pollution Discharge Elimination System (NPDES) or State Regional Water Resources Board regulations.
- Project grading and drainage impacts affecting State R/W should be identified and addressed prior to project approval.
- 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.
- Prior to issuance of construction permits, please forward copies of site grading and drainage plans when available so that we may determine the extent of project impact to the adjacent State right-of-way.

Mr. Bassi
May 13, 2014
Page 4

- To ensure that State R/W impacts associated proposed grading, landscaping, and construction of parking structures and walls are identified, our review of rough and/or precise grading, landscape and building plans will be required.

Encroachment Permit

Permit Requirements:

- Any proposed alterations to existing improvements within State right-of-way may only be performed upon issuance of a valid encroachment permit and must conform to current Caltrans design standards and construction practices.
- Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance. Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits
Department of Transportation
464 West 4th Street, 6th Floor, MS-619
San Bernardino, CA 92401-1400
(909) 383-4526

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) 388-7017 for assistance.

Sincerely,



Mark Roberts
Acting Chief
Community and Regional Planning



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

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



June 5, 2014

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

Subject: Notice of Preparation for the Westpark Promenade Project
Draft Environmental Impact Report
State Clearinghouse No. 2014051022

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 Westpark Promenade Project (project) [State Clearinghouse No. 2014051022]. 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 27.6 acre project site is located north of Catt Road, south of Depasquale Road and residential properties, east of Interstate 15, and west of residential properties, within assessor's parcel numbers (APNs): 376-410-013, -023, and -025, in the City of Wildomar, County of Riverside. The proposed project includes: a land use designation change from Commercial Office to Commercial Retail and Very High Density Residential; a zoning designation change from Scenic Highway Commercial to General Commercial and General Residential; a tentative parcel map to subdivide the 27.6 acre site into three parcels; and a plot plan to develop 195 single-family attached condominiums with 493 parking spaces and related site improvements; a 91,457 square-foot commercial retail center; and two 8,000 square-foot restaurant pads with 692 parking spaces and related site improvements.

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 special 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 of the MSHCP. 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

The Department has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. 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>.

Although the proposed project is within the MSHCP, a Notification of Lake or Streambed Alteration may be required by the Department, should the site contain jurisdictional areas, and the project proposes impacts to these areas. Additionally, the Department's criteria for determining the presence of jurisdictional waters 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 has the following concerns about the project, and requests that these concerns be addressed in the CEQA document:

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. 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

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).

Notice of Preparation of Draft Environmental Impact Report
Westpark Promenade Project
SCH No. 2014051022
Page 6 of 6

The Department appreciates the opportunity to comment on the NOP of a DEIR for the Westpark Promenade Project (SCH No. 2014051022). Please contact Claire Ingel with questions or concerns regarding this letter and further coordination on project permitting needs at (909) 484-3979 or Claire.Ingel@wildlife.ca.gov.

Sincerely,



Jeff Brandt
Senior Environmental Scientist

cc: State Clearinghouse, Sacramento

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June 5, 2014

Via Regular Mail and Email to mbassi@cityofwildomar.org

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

RE: Hartford Park Maintenance Association
Proposed Project: Westpark Promenade Development Project (App. No. 13-0082)
Developer: Golden Eagle Multi-Family Properties LLC
Our File No. 2783

Dear Mr. Bassi:

As you may recall, the law firm of Peters & Freedman LLP represents the Hartford Park Maintenance Association (“Association”), which is located adjacent to the project being reviewed by the City, known as Westpark Promenade. The purpose of this letter is to inform the City and its applicable departments and City officials of the Association’s initial concerns, objections and/or comments regarding the scope of the EIR to be performed for the Westpark project as is currently proposed, based on the information provided by the City and developer to date. In addition, the Association on behalf of it and its residents, desires to notify the City of its objections, comments and concerns in general with respect to the proposed project.

We note that the developer’s presentation indicated that the “Current Site Plan Proposal” is “not the final version.” Thus, be advised that upon a draft and/or final EIR being published, and upon further modifications being made to the proposed project, the Association and/or its residents reserve the right to add to, supplement and/or withdraw its objections, concerns and comments.

1. Objections to Proposed Zoning Change

As we understand the facts, the property is currently zoned as “commercial office” and “scenic highway commercial” property. The buyers within Hartford Park relied on this existing zoning codification, and with it, one expects limited noise/disturbance and low density as to traffic, noise,

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Page -2-

etc. Commercial use involves quiet business type use during daytime/business hours, and little or no activity during the evening nor on weekends, allowing peace and quiet when surrounding residents arrive home after their business or school day, and on the weekends.

The change to “very high density residential” and “commercial retail” is a drastic and very different use which threatens to significantly negatively impact the use and quiet enjoyment which Hartford residents currently experience, and on which they relied in their purchase of homes. The quality of life due to the building of at least 190 townhomes, in addition to potential commercial/retail property of 91,000 plus square feet with operating hours during the late evening and weekend (in which it is anticipated there would be overnight deliveries/loading/unloading) and restaurants, will significantly negatively impact the quality of life and essentially terminate the “rural” type of living currently enjoyed in Wildomar, including Hartford residents. Moreover, the increase in population will hinder the ability of existing residents to easily access their property and local public services.

Many residents moved from other overpopulated, congested and dense areas, such as Los Angeles, to avoid dense and crowded areas, in favor of a more peaceful, tranquil way of life that can still be found in Wildomar. The Association and its residents are aware that if persons desire dense living arrangements, there appear to be many existing apartment complexes in which there are ample vacancies that are not filled.

Thus, if any zoning change is to be made, such should be restricted to single family homes instead of townhomes/condominiums, to remain consistent with the surrounding properties such as Hartford, and to allow continued peaceful and tranquil living that Hartford residents currently are able to enjoy.

2. New Association or Potential Annexation of Project

To the extent the project proceeds as is currently proposed, the developer has not indicated to date whether they intend to develop a new homeowners association for this project, or whether there is any proposal as to annexation or joining of the existing Hartford Park Maintenance Association. Obviously, as the proposed project involves a different product type, any assumption of the new project into Hartford Park would necessarily involve a “cost center” type arrangement, where such project pays a different amount of assessments based on the maintenance obligations being assumed, in addition to its share of the overall general budget items. Annexation would also require membership and possibly lender approval. The City should request the builder to specify its intentions as to same.

3. Construction Damage/Deposit for Street Maintenance and Repair

Access to and from the new project will be taken from Westpark Street. As you are aware, Westpark is a private street maintained by the Association. This will include use by construction vehicles during the course of construction. Inevitably, Westpark Street will incur significant damage, in addition to increased maintenance, and significant wear and tear, particularly during the construction stage.

Thus, as a condition of use or access to such street, the Association will require a cash deposit or bond for the repair and increased maintenance costs associated with construction, in the minimum sum of \$50,000.

4. Easements for Access, Ingress and Egress through Association Streets

The developer has not indicated how post-construction shared use of the street, or cost contribution by the new project, will be implemented. Typically, a joint use or reciprocal easement agreement is entered into, providing for access and cost sharing attributable to the new project. Any fees or costs associated with researching or preparing same would necessarily be borne solely by the builder. A document of this nature, obligating the developer, and the successor owners and/or new association, will be required in order to access Association streets.

5. Traffic

The very large scale commercial improvements and 195 townhomes proposed will undoubtedly cause a tremendous increase in daily traffic due to more personal vehicles and commercial/delivery trucks. This will compromise and decrease air quality and noise associated with increased development, increased asphalt and concrete so as to eliminate and reduce open space and wildlife,

Westpark Street is maintained by the Association. Thus, maintenance and traffic control and enforcement will become an additional burden on the Association as a result. If the project proceeds, a document confirming the obligation to contribute costs toward same will be required.

6. Shared Use and Costs Associated with Park

It is anticipated that residents of the new project will use the park currently within the boundaries of the Hartford community. The Association currently pays for park maintenance and upkeep. The Association will require a written agreement, such as a joint use agreement with the obligation of cost sharing, as between Hartford and the new project.

7. Screening (Landscaping, Walls/Fencing)

The impacts to be investigated as part of the EIR should include the aesthetics and noise. Adequate screening, such as mature and dense landscaping, and appropriate walls and fencing needs to be imposed on the boundary of such project to lessen the aesthetical impact and to reduce noise. As a related issue, the setbacks of the buildings along the boundary line adjacent to the Hartford community should be sufficient to avoid aesthetic impact and noise and disturbance.

8. Amenities/Recreational Facilities

The Association requests that any recreational facilities or related amenities (i.e. pools/saunas/spas, basketball, tennis or other sport courts) or the like are not placed adjacent to or near the boundaries of the Hartford Park community, so as to cause undue noise and disturbance.

9. Construction-Related Issues

Assuming the project proceeds, we expect that the City will implement tight restrictions on construction, including adequate dust control, prompt and/or daily removal of dirt and debris/trash from the work site, construction hours consistent with City codes, prohibition of loud radios within

June 5, 2014

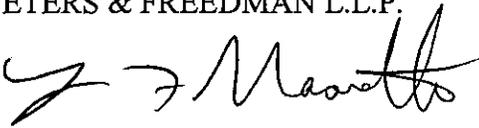
Page -4-

the construction site, adequate restrooms for use by construction workers, etc., so as to avoid negative impact on the Hartford community. Further, be advised that parking of workers' vehicles which will not be permitted along the Association's streets.

Again, the Association and/or its residents reserve the right to submit additional objections, concerns and comments upon further steps being taken with respect to this development. Please continue to direct any communication pertaining to this project to this office on behalf of the Association. Thank you.

Sincerely,

PETERS & FREEDMAN L.L.P.

A handwritten signature in black ink, appearing to read "Laurie F. Masotto". The signature is fluid and cursive, with a large initial "L" and "M".

Laurie F. Masotto, Esq.

LFM:im

cc: Board of Directors, Hartford Park Maintenance Assn.

g:\27\2783\lfm\city object 01



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

June 5, 2014

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 the Westpark Promenade Project, Draft Environmental Impact Report (DEIR) – City Planning Application No. 13-0082, GPA, CZ, TPM 36612, PP

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) for the above referenced Project dated May 5, 2014. 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. The Project area is sensitive and the Tribe believes that the potential to impact cultural resources is high.

The Tribe generally recommends that an intensive archaeological survey be completed for every Project with participation by a Pechanga Tribe monitor; however, we are aware that an archaeological study may have already been completed in 2013 as we submitted comments to a request for information from the archaeologist at that time. However, in the event that a current (within the last 5-6 years) study has not been completed, we request that such a study be drafted for this environmental review.

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

**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 Government¹ and the State of California² 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)**

As a General Plan Amendment will be processed on this Project, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

The Tribe submitted a request to initiate consultation on November 15, 2013. To date, we have met to discuss our concerns on June 3, 2014. As SB18 is an ongoing process until final Project approval, we look forward to continuing consultation and assisting the City with

¹See 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.
² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

developing appropriate avoidance and if necessary, mitigation measures and conditions for the proposed development.

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/Monívol*, 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 will 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 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. While the Tribe is aware that not all sites and cultural resources can be saved during development, 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 – such as those that were identified to the south during grading activities on the residential community, regardless whether they exist within an arbitrary one-mile radius of an archaeological search, that might be impacted as well.

Finally, the Tribe is concerned about growth-related impacts to this area and their effects on cultural resources. We know that development brings people, and if people are not educated or aware of the importance of cultural resources or if they are not properly ‘disguised,’ the

resources will suffer through vandalism, looting, graffiti or destruction. Also, because the Project's archaeological reports will be submitted to the Eastern Information Center (EIC) – the clearinghouse for such documents and the location archaeologists first go to for information, the Tribe requests that the City of Wildomar set a precedent and require that the Project archaeologist address both any identified Project sites and the regional context in the study in order to assist 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 ahover@pechanga-nsn.gov once you have had a chance to review these comments if you have any comments or questions. Thank you.

Sincerely,

P.P. 

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



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

RECEIVED

May 27, 2014

JUN - 2 2014

Matthew C. Bassi, Planning Director
City of Wildomar
23837 Clinton Keith Rd., Ste 201
Wildomar, CA 92595

CITY OF WILDOMAR

**Notice of Preparation of a CEQA Document for the
Westpark Promenade 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 Draft EIR 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: www.aqmd.gov/ceqa/hdbk.html. 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.

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/ceqa/handbook/signthres.pdf>. 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/ceqa/handbook/LST/LST.html>.

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/ceqa/handbook/mobile_toxic/mobile_toxic.html. 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: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html
- 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/prdas/aqguide/aqguide.html>.

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 imacmillan@aqmd.gov or call me at (909) 396-3244.



Ed Eckerle
Program Supervisor
Planning, Rule Development & Area Sources



May 15, 2014

RECEIVED

MAY 20 2014

CITY OF WILDOMAR

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

RE: SCH# 2014051022 Westpark Promenade Project—City Planning Application No. 13-0082, Riverside County.

Dear Mr. Bassi:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) 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,

Katy Sanchez

Katy Sanchez
Associate Government Program Analyst

CC: State Clearinghouse

Native American Contact List

Riverside County

May 15, 2014

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Native American Contact List

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May 15, 2014

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May 15, 2014

RECEIVED

MAY 20 2014

CITY OF WILDOMAR

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

RE: SCH# 2014051022 Westpark Promenade Project—City Planning Application No. 13-0082, Riverside County.

Dear Mr. Bassi:

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Sincerely,

Katy Sanchez

Katy Sanchez
Associate Government Program Analyst

CC: State Clearinghouse

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May 15, 2014

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COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Steve Van Stockum, Director

June 3, 2014

RECEIVED

JUN - 5 2014

CITY OF WILDOMAR

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

SUBJECT: CITY OF WILDOMAR NOTICE OF PREPARATION (NOP) OF THE WESTPARK PROMENADE PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) – CITY PLANNING APPLICATION NO. 13-0082 (APN 367-410-013, -023, -025)

Dear Mr. Bassi:

Thank you for including the County of Riverside, Department of Environmental Health (DEH) in the environmental process for the above project. Pursuant to CEQA guidelines, Section 15082[b], the Department of Environmental Health (DEH) as a Responsible Agency under CEQA, offers the following response:

The project referred to as Westpark Promenade, is a proposed master planned development located at the northeast corner of the I-15 freeway and Clinton Keith. The proposed project will include the processing of a General Plan Amendment to change from Commercial Office (CO) to Commercial Retail (CR) on 13.43 acres and Very High Density Residential (VHDR) on 14.17 acres of the project site. In addition, a Change of Zone, Tentative Parcel Map (TPM) to subdivide 27.6 acres into three (3) parcels to accommodate the proposed project, and a Plot Plan (PP) to develop the entire 27.6 acre project site with 195 single-family attached condominiums, a 91,457 square-foot commercial retail center, and two (2) 8000 square foot restaurant pads are also included.

Due to its scope and intensity, the project shall connect to municipal water and sewer service. The Draft Environmental Impact Report (DEIR) shall evaluate the feasibility to connect the entire project to water and sewer service, as well as, identify any necessary infrastructure requirements. A "will-serve" letter for potable water and sanitary sewer service shall be required for the proposed TPM and PP planning case submittal.

The DEIR should also determine if any chemicals or pesticides were used on the property, the location of use, and any possible lingering negative effects. The documents should have sufficient information about the property and land uses to determine if additional assessment, investigation, and/or cleanup is needed.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Steve Van Stockum, Director

Moreover, the DEIR should address construction noise sources, increases in ambient and transportation noise due to the introduction of new land uses to the project site, and the potential impacts to sensitive receptors. Mitigation measures related to construction activities and building requirements should also be included in the report.

Upon its availability, please send a copy of the DEIR to the following address:

County of Riverside, Department of Environmental Health
Environmental Protection and Oversight Division
Land Use and Water Resources Program
3880 North Lemon Street, Suite 200
Riverside, CA 92501

Should you have any questions regarding this letter, please contact me by phone at (951) 955-8980.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Mistica".

Michael Mistica, MBA, REHS
County of Riverside, Department of Environmental Health
Environmental Protection and Oversight Division
Land Use and Water Resources Program
3880 North Lemon Street, Suite 200
Riverside, CA 92501
mmistica@rivcoeh.org



Jeremy Goldman
Local Public Affairs
24487 Prielipp Drive
Wildomar, CA 92595

June 4, 2014

Matthew C. Bassi, Planning Director
City of Wildomar, Planning Department
23837 Clinton Keith Road, Suite 201
Wildomar, CA 92595
mbassi@cityofwildomar.org

Re: Westpark Promenade Project (City Planning Application No. 13-0082)

Dear Mr. Bassi:

Southern California Edison (SCE) appreciates the opportunity to provide comments on the Notice of Preparation of an Environmental Impact Report (EIR) for the Westpark Promenade Project. The proposed project would subdivide the 27.6-acre site into three parcels. Parcels 2 and 3 would total 14.7 acres and would accommodate 195 single-family attached condominiums with 493 parking spaces and related site improvements. Parcel 1 would include the development of a 91,457 square-foot commercial retail center and two 8,000 square-foot restaurant pads with 692 parking spaces and related site improvements.

SCE provides electrical service for the City of Wildomar. SCE's electrical system consists of a network of facilities (electrical distribution, transmission, and generation systems). SCE appreciates the development plan notification, which will assist us in planning for future electrical needs for the area. SCE has not evaluated the electric service requirements for the proposed project. Based on the scope of the project, it may require upgrades to SCE's electric system and infrastructure. To initiate the service evaluation, SCE requests that the project developer contact our Local Planning Department at (951) 249-8301. The project developer will be responsible for the costs of any new distribution and/or line extension work, and any relocation of facilities required to accommodate the distribution line and/or service extensions required by SCE to serve the project.

SCE reviewed the Notice of Preparation for the project and we have no further comments at this time. We look forward to reviewing the Draft EIR, as well as providing the community safe and reliable electrical service, and serving the growth and economic development envisioned by the City. If you have any questions regarding this letter, please do not hesitate to contact me at Jeremy.Goldman@sce.com or (951) 249-8466.

Regards,

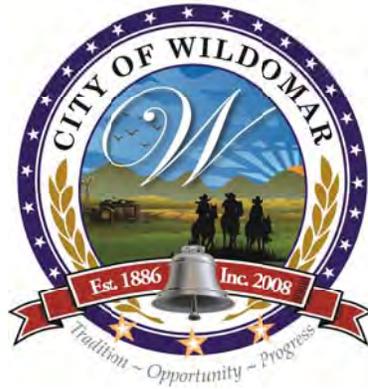
A handwritten signature in blue ink, appearing to read "Jeremy Goldman", written over a large, stylized blue scribble.

Jeremy Goldman
Local Public Affairs Region Manager
Southern California Edison Company

APPENDIX A-2

2015 Revised NOP and Responses

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



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

DATE: March 19, 2015
TO: Reviewing Agencies
FROM: Matthew C. Bassi, Planning Director
SUBJECT: City of Wildomar Revised Notice of Preparation (NOP) of the Westpark Promenade Project Draft Environmental Impact Report (EIR) – City Planning Application No. 13-0082.

The Westpark Promenade project is a master planned development located on the north side of Catt Road at the northeast corner of the I-15 freeway and Clinton Keith Road, in the City of Wildomar. The Proposed Project consists of the following:

- **General Plan Amendment (GPA):** A land use designation change from Commercial Office (CO) to Commercial Retail (CR) on 14.12 acres and Very High Density Residential (VHDR) on 13.48 acres of the project site.
- **Change of Zone (CZ):** A zoning designation change from CPS (Scenic Highway Commercial) to R-3 (General Residential) for a 14.17 acre portion of the project site. The remaining 13.43 acre portion of the project site will retain its C-P-S (Scenic Highway Commercial) zoning designation.
- **Tentative Parcel Map (TPM 36612):** A tentative parcel map to subdivide the 27.6 acre site into three (3) parcels to accommodate the proposed project.
- **Tentative Tract Map (TTM 36781):** A tentative tract map to subdivide Parcel 2 of PM No. 36612 (9.15 acres) into one (1) lot for condominium purposes.
- **Tentative Tract Map (TTM 36782):** A tentative tract map to subdivide Parcel 3 of PM No. 36612 (4.33 acres) into one (1) lot for condominium purposes.
- **Plot Plan (PP):** A plot plan to develop the entire 27.6 acre project site with 191 single-family attached condominiums (Parcels 2 & 3 of PM No. 36612 - totaling 13.48 acres with 487 resident and guest parking spaces and related site and landscape improvements; and to develop a 118,354 square-foot commercial retail center (one (1) big-box anchor and multi-tenant retail buildings); and two (2) 8,000 square-foot restaurant pads) on Parcel 1 of PM No. 36612 totaling 14.12 acres with 797 parking spaces and related site and landscape improvements.

The City has determined that the Proposed Project will have the following potentially significant environmental impacts as a result of associated development: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use, noise, public services, recreation, transportation and traffic, and utilities and service systems.

The City is requesting comments on the proposed scope of the EIR for the Westpark Promenade Project Draft EIR. This notice is being sent to responsible agencies, trustee agencies, and other interested parties along with a copy of the Notice of Preparation (NOP). The public response period for the NOP will begin on **March 23, 2015 and conclude on April 21, 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. 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.

Sincerely,

Matthew C. Bassi
Planning Director

Enclosure-Draft NOP



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF A REVISED NOTICE OF PREPARATION FOR THE WESTPARK PROMENADE DRAFT ENVIRONMENTAL IMPACT REPORT

A Revised Notice of Preparation Notice of a Public Scoping meeting for the Westpark Promenade Project (Planning Application No. 13-0082) Environmental Impact Report (EIR) has been prepared.

Project Location: The proposed project is located generally located on the north side of Catt Road and the northeast side of Interstate Highway 15, in the City of Wildomar (APN: 367-410-013, 367-410-023, 367-410-025).

Project Description: The Westpark Promenade project is a master planned development located on the north side of Catt Road at the northeast corner of the I-15 freeway and Clinton Keith Road, in the City of Wildomar. The Proposed Project consists of the following:

- **General Plan Amendment (GPA):** A land use designation change from Commercial Office (CO) to Commercial Retail (CR) on 14.12 acres and Very High Density Residential (VHDR) on 13.48 acres of the project site.
- **Change of Zone (CZ):** A zoning designation change from CPS (Scenic Highway Commercial) to R-3 (General Residential) for a 14.17 acre portion of the site. The remaining 13.43 acre portion of the project site will retain its C-P-S (Scenic Highway Commercial) zoning designation.
- **Tentative Parcel Map (TPM 36612):** A tentative parcel map to subdivide the 27.6 acre site into three (3) parcels to accommodate the proposed retail and condominium purposes.
- **Tentative Parcel Map (TTM 36781):** A tentative tract map to subdivide Parcel 2 of PM No. 36612 (9.15 acres) into one (1) lot for condominium purposes.
- **Tentative Tract Map (TTM 36782):** A tentative tract map to subdivide Parcel 3 of PM No. 36612 (4.33 acres) into one (1) lot for condominium purposes.
- **Plot Plan (PP):** A plot plan to develop the entire 27.6 acre project site with 191 single-family attached condominiums (Parcels 2 & 3 of PM No. 36612 – totaling 13.48 acres with 487 resident and guest parking spaces and related site and landscape improvements; and to develop a 118,354 square-foot commercial retail center (one (1) big-box anchor and multi-tenant retail buildings); and two (2) 8,000 square-foot restaurant pads) on Parcel 1 of PM No. 36612 totaling 14.12 acres with 797 parking spaces and related site and landscape improvements.

The City has determined that the Proposed Project will have the following potentially significant environmental impacts as a result of associated development: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use, noise, public services, recreation, transportation and traffic, and utilities and service systems.

Purpose of the Revised Notice of Preparation:

The purpose of this revised NOP is to fulfill legal notification requirements, and inform the public and CEQA Responsible and Trustee Agencies that a DEIR is being prepared for the proposed project described above by the City. This revised NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed commercial uses at the project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the project. Responses to the revised NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Wildomar. All written responses to this revised NOP will be included in the appendices to the DEIR. The content of the responses will help guide the focus and scope of the DEIR in accordance with State CEQA Guidelines.

Public Comment Period:

Based on the time limits defined by CEQA, the 30-day public review/comment period on the Notice of Preparation (NOP) will commence, March 23, 2015 and conclude on April 21, 2015. The NOP may be viewed on-line beginning March 23, 2015 at the following address: <http://www.cityofwildomar.org/environmental-documents.asp> Any responses on the NOP must be submitted to the City of Wildomar, Planning Department at the earliest possible date, but no later than the April 21, 2015 deadline. Comments must be submitted in writing, or via email, to:

Mr. Matthew Bassi, Planning Director, City of Wildomar, Planning Department
23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595, (951) 677-7751
Email address: mbassi@cityofwildomar.org

EIR Public Scoping Meeting:

Further notice is hereby given that the City of Wildomar Planning Department will hold a Scoping meeting for the general public and any interested agencies regarding proposed EIR addressing the Proposed Project and proposed changes listed above. The Scoping meeting will be held on Monday, April 13, 2015 from 6:00 pm to 7:00 pm located at City Hall (City Council Chambers) at 23873 Clinton Keith Road, Suite 111 Wildomar, CA 92595.

Posted : March 23, 2015



NOTICE OF PREPARATION

AND

NOTICE OF PUBLIC SCOPING MEETING

Date: March 23, 2015

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

Subject: **A Revised Notice of Preparation (NOP) of the Westpark Promenade Project Environmental Impact Report (EIR) (Planning Application No. 13-0082)**

Lead Agency: City of Wildomar

Contact: Matthew C. Bassi, Planning Director

Project Title: Westpark Promenade Project EIR (PA 13-0082)

Project Location: The Project site is located in the City of Wildomar, Riverside County, California. Specifically, the proposed Project site is located in the southeast quarter of Section 26, Township 6 South, Range 4 West, San Bernardino Baseline and Meridian, as depicted in the Murrieta, California, United States Geologic Survey 7.5-minute topographic quadrangle map. The Project site consists of three parcels totaling 27.6 acres and includes Assessor Parcel Numbers (APN: 367-410-013, 367-410-023 & 367-410-025). The site is generally bounded by Interstate 15 to the west/southwest, Catt Road to the south, Depasquale Road and residential properties to the north and residential properties to the east.



SOURCE: Riverside County GIS.

City of Wildomar - Westpark Promenade . 130266

Figure 1
Regional Location

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 proposed Westpark Promenade Project (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 environmental analysis. This will allow your input to be taken into consideration during the evaluation of the environmental impacts of the Project to be addressed in the EIR. A description of the proposed Project and a location map, along with a preliminary identification of the potential environmental effects are contained in this NOP. If your agency is a responsible agency as defined in Section 15381 of the CEQA Guidelines, your agency will need to use the EIR prepared by the City of Wildomar when considering your permit or other approval for action.

REVISED NOP REVIEW PERIOD:

In compliance with the time limits mandated by CEQA, the comment period for this revised NOP is 30 days, beginning on **March 23, 2015, and concluding on April 21, 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).** The City welcomes public input during this review period. In the event no response or request for additional time is received by any responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response. Please send your written responses to the following address:

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

Please note that responses must include the name of a contact person at your agency or organization and address.

PUBLIC SCOPING MEETING #2:

A 2ND public scoping meeting will be conducted to provide the public with the opportunity to learn more about the Revised 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 Project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation of the project, 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 City also invites written comments. The scoping meeting will be held at the following time and location:

Monday, April 13, 2014 from 6:00 to 7:00 p.m.

City of Wildomar, City Council Chambers
23873 Clinton Keith Road, Suite 111
Wildomar, CA 92595

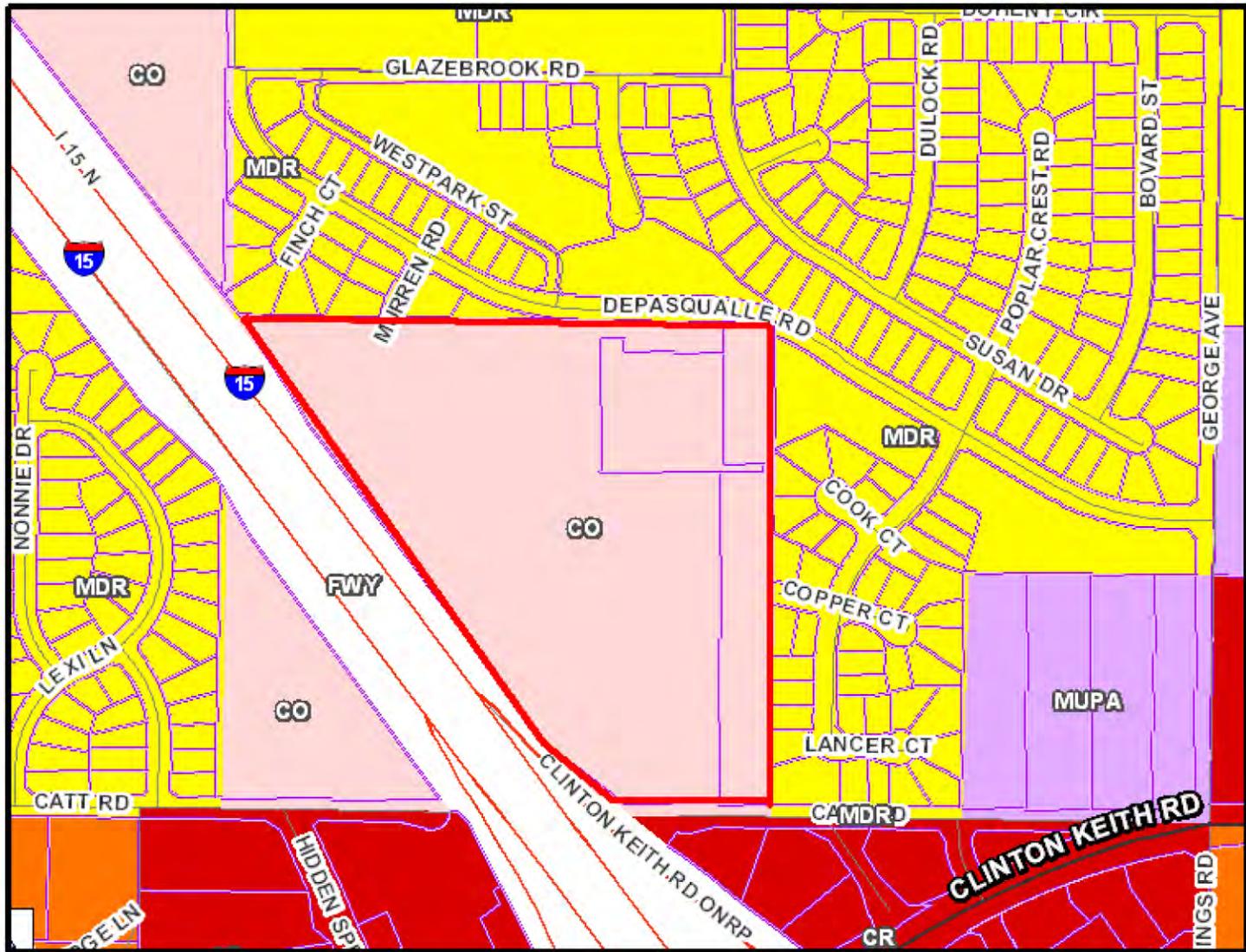
REVISED PROJECT DESCRIPTION:

The Project site is currently undeveloped, and the current General Plan designates the Project site as Commercial Office (CO). The Westpark Promenade revised project is a master planned development located on the north side of Catt Road at the northeast corner of the I-15 freeway and Clinton Keith Road, in the City of Wildomar. The revised proposed Project consists of the following applications:

- General Plan Amendment (GPA): A land use designation change from Commercial Office (CO) to Commercial Retail (CR) on 14.12 acres and Very High Density Residential (VHDR) on 13.48 acres of the project site.
- Change of Zone (CZ): A zoning designation change from CPS (Scenic Highway Commercial) to R-3 (General Residential) for a 14.17 acre portion of the site. The remaining 13.43 acre portion of the project site will retain its C-P-S (Scenic Highway Commercial) zoning designation.
- Tentative Parcel Map (TPM 36612): A tentative parcel map to subdivide the 27.6 acre site into three (3) parcels for financing purposes to accommodate the proposed project.
- Tentative Tract Map (TTM 36781): A tentative tract map to subdivide Parcel 2 of PM No. 36612 (9.15 acres) into one (1) lot for condominium purposes.
- Tentative Tract Map (TTM 36782): A tentative tract map to subdivide Parcel 3 of PM No. 36612 (4.33 acres) into one (1) lot for condominium purposes.
- Plot Plan (PP): A plot plan to develop the entire 27.6 acre project site with 191 single-family attached condominiums (Parcels 2 & 3 of PM No. 36612 – totaling 13.48 acres with 487 resident and guest parking spaces and related site and landscape improvements); and to develop a 118,354 square-foot commercial retail center one (1) big-box anchor and multi-tenant retail buildings; and two (2) 8,000 square-foot restaurant pads) on Parcel 1 of PM No. 36612 totaling 14.12 acres with 797 parking spaces and related site and landscape improvements.

The Revised Project will require the following City approvals from the Planning Commission and City Council:

- A General Plan Amendment from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR) as described above.
- A Change of Zone from Scenic Highway Commercial (CPS) to R-3 (General Residential) for a portion of the project site as described above.
- A Tentative Parcel Map for financing purposes, 2 Tentative Tract Maps for condominium purposes and a Plot Plan Approval as described above.



SOURCE: City of Wildomar

City of Wildomar - Westpark Promenade . 130266

Figure 2
General Plan Land Use

ENVIRONMENTAL IMPACTS TO BE CONSIDERED:

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

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

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

Geological Resources: Development of the Project may result in soil erosion or the loss of topsoil and/or 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.

**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:**

The Project could result in impacts to land use and planning due to changes in zoning designation and densities. The Project would require a change of zone from Scenic Highway Commercial (CPS) to R-3 (General Residential Zone), and a land use designation change from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR). Surrounding uses may be affected.

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 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 195 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.

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.

TYPE OF ENVIRONMENTAL IMPACT REPORT:

The City will prepare a Project EIR as defined in Section 15168 of the CEQA Guidelines. As a Project EIR, the analysis will focus primarily on the changes in the environment that would result from the development of the Project. The EIR will examine all phases of the Project including planning, construction, and operation.

If you have further questions or require additional information, please contact Matthew C. Bassi, Planning Director, at (951) 677-7751, ext. 213, or email me at mbassi@cityofwildomar.org.

Signature:



Planning Director
City of Wildomar

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

April 5, 2015

RECEIVED

City of Wildomar
Matthew C. Bassi
Planning Director
23837 Clinton Keith Road
Suite 201
Wildomar, CA 92595

APR 09 2015

CITY OF WILDOMAR

Notice of Completion of the Westpark Promenade Project Draft Environmental Document
Transmittal Planning SCH#2014021022 (Riv 15 PM 13.83)

Mr. Bassi,

We have completed our review for the above mentioned proposal of General Plan Amendment request for Change of Zone, Tentative Parcel Map 36612 to subdivide 27.6 acre site into three (3) parcels to accommodate the proposed project and PP to develop the entire 27.6 acre site with 195 single-family attached condominiums.

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 ask that you please refer to Caltrans letter of May 13, 2014 for our comments and recommendations. Also please be advised that we have located a project with the same State Clearinghouse Number as listed SCH#2014021022.

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.

Mr. Bassi
April 5, 2015
Page 2

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive, flowing style.

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



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

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



April 14, 2015

Mr. Matthew Bassi
Planning Director
City of Wildomar
23837 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Subject: Notice of Preparation for the Westpark Promenade Project
Draft Environmental Impact Report
State Clearinghouse No. 2014051022

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) for the Westpark Promenade Project (Project) [State Clearinghouse No. 2014051022]. 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 Interstate 15, north of Catt Road, south of Depasquale Road, and south and west of residential properties, within the City of Wildomar, Riverside County, California; Assessor's Parcel Numbers (APNs) 367-410-013, 367-410-023, and 367-410-025. The proposed Project involves the development of the entire 27.6-acre site with 191 single-family attached condominiums, a 118,354 square-foot commercial retail center including a big-box anchor and multi-tenant retail buildings, two 8,000 square-foot restaurant pads, 797 parking spaces, and related site and landscape improvements.

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 of the MSHCP.

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

Additional information can also be found in "Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants, With the MESA Field Guide - Final Project Report" available here: <http://www.energy.ca.gov/2014publications/CEC-500-2014-013/index.html>

Although the proposed Project is within the MSHCP, a Notification of Lake or Streambed Alteration may be required by the Department, should the site contain areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction, and the Project proposes impacts to these areas. Additionally, the Department's criteria for determining the presence of areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction is 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

The Department has the following concerns about the Project, and requests that these concerns be addressed in the CEQA document:

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
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).

Notice of Preparation
Westpark Promenade Project
SCH No. 2014051022
Page 6 of 6

In summary, the Department requests that the CEQA document include current information regarding biological resources, adequately address whether the project will be processed through the MSHCP, provide a thorough analysis of cumulative impacts, and provide an alternatives analysis. If you should have any questions pertaining to these comments, please contact Gabriele Quillman at (909) 980-3818.

Sincerely,

(fwd) 

Leslie MacNair
Acting Regional Manager

cc: State Clearinghouse, Sacramento

From: [Engineering Services](#)
To: [Matthew Bassi](#)
Cc: [Development Services](#)
Subject: NOP of DEIR - City PA No. 13-082 - Westpark Promenade - EVMWD WO# 13-060
Date: Friday, April 10, 2015 4:03:02 PM
Attachments: [image002.png](#)

April 10, 2015

Attn: Matt Bassi
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

**Subject: Notice of Preparation of the DEIR
City Planning Application No. 13-0082 Westpark Promenade
EVMWD WO# 2013-060**

On March 23, 2014, the District received the above NOP. The project proposes to develop 27.6 acres into a 191 single-family condominiums, 118,354 square-foot commercial retail center and two (2) 8000 square-foot restaurant buildings. This is a reduction in residences and an increase commercial with a change of scope from office building to retail, as compared to the original PAR received August 7, 2013.

This proposed project average daily water consumption is estimated at 135,000 gallons per day and the average daily wastewater is about 85,000 gallons per day. The District has the following comments:

1. Subarea water and sewer master plans shall be prepared by the applicant and approved by the District prior to formal plan submittal. This subarea master plan shall evaluate water and sewer system capacities as per District design standards.
2. Water shall be connected to the 16' PVC water main (1650 pressure zone)
3. Individual water meters are required for each condominium building.

Please feel free to call me at (951) 674-3146, Ext. 6705, should you have any questions.

Original sent via USPS.

Respectfully,

April K. Carpenter



Engineering Services Assistant
(951) 674-3146, ext. 8337
Fax (951) 674-7554
acarpenter@evmwd.net



P.O. Box 3000
31315 Chaney Street
Lake Elsinore, CA 92530

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SIMON J. FREEDMAN (RET)

April 21, 2015

Via Regular Mail and Email to mbassi@cityofwildomar.org

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

RE: *Hartford Park Maintenance Association*

Proposed Project:	Westpark Promenade- revised project
City Planning Application No.:	13-0082
Developer:	Golden Eagle Multi-Family Properties LLC
Our File No.	2783

Dear Mr. Bassi:

As you may recall, the law firm of Peters & Freedman LLP represents the Hartford Park Maintenance Association ("Association" or "Hartford"), which is located adjacent to the proposed project of Westpark Promenade. The Association is in receipt of the Revised Notice of Preparation of the Westpark Promenade Project Draft EIR. The purpose of this letter is to inform the City and its applicable departments and City officials of the Association's and its residents' continuing concerns, objections and/or comments regarding the proposed project, including but not limited to, the scope of the EIR, the General Plan Amendment, and Change of Zoning, and this project's potential negative effects on the the Hartford Park project. These objections/comments are based on the information provided by the City and developer to date. The Association reserves the right to amend, supplement and/or withdraw these comments and objections upon further proposed changes being made as to the Westpark Promenade project.

1. Objections to Proposed Zoning Change

As we understand the facts, the property is currently zoned as "commercial office" and "scenic highway commercial" property. The buyers within Hartford Park relied on this existing zoning codification, and with it, one expects limited noise/disturbance and low density as to traffic, noise, etc. Commercial "office" use involves quiet business type use during daytime/business hours, and little or no activity during the evening nor on weekends, allowing peace and quiet when surrounding

residents arrive home after their business or school day, and on the weekends.

The change to "very high density residential" and "commercial retail" instead of commercial office is a drastic and very different use which threatens to significantly negatively impact the use and quiet enjoyment which Hartford residents currently experience, and on which they relied in their purchase of homes. The existence of over 190 townhomes, in addition to enormous commercial/retail property, which is now proposed to expand from originally proposed 91,000 plus square feet to 118,354 square feet with almost 800 parking spaces, together with commercial retail including at least one big box anchor stores, restaurants, and other multi-tenant retail with operating hours including late evening and weekends, will significantly and negatively impact Hartford and other Wildomar residents' quality of life and peaceful enjoyment of the community, due to additional and constant traffic, noise, overnight deliveries/loading unloading, etc. This type of project will essentially eliminate the "rural" type of living currently enjoyed in Wildomar, including by Hartford residents. Moreover, the increase in population due to the nearby residences and the large volume of traffic traveling to and from the retail area, will hinder the ability of existing residents to easily access their property and local public services.

Many residents moved from other overpopulated, congested and dense areas, such as Los Angeles, to avoid dense and crowded areas, in favor of a more peaceful, tranquil way of life that can still be found in Wildomar. The Association and its residents are aware that if persons desire dense living arrangements, there appear to be many existing apartment complexes in which there are ample vacancies that are not filled.

Thus, if any zoning change is to be made, such should be restricted to single family homes instead of townhomes/condominiums, and a significant reduction or elimination of retail space in favor of keeping the Commercial office zone intact, in order to remain consistent with the surrounding properties such as Hartford Park, and to allow continued peaceful and tranquil living that Hartford residents currently are able to enjoy.

2. New Association or Potential Annexation of Project

It is our understanding the developer proposes to annex the 191 townhomes into the Hartford Park Association. Any annexation will require membership, and possibly lender, approval. Any cost and time associated with pursuing same should be required to be borne by the developer of such project, and not the existing Hartford Park Association.

3. Construction Damage/Deposit for Street Maintenance and Repair

Access to and from the new project will be taken from Westpark Street. As you are aware, Westpark is a private street maintained by the Association. This will include use by construction vehicles during the course of construction. Inevitably, Westpark Street will incur significant damage, in addition to increased maintenance, and significant wear and tear, particularly during the construction stage.

Thus, as a condition of use or access to such street, the Association will require a cash deposit or bond for the repair and increased maintenance costs associated with construction, in the minimum

sum of \$50,000.

4. Easements for Access, Ingress and Egress through Association Streets

The developer has not indicated how post-construction shared use of the street, or cost contribution by the new project, will be implemented. Any fees or costs associated with researching or preparing same would necessarily be borne solely by the builder.

5. Traffic

The very large scale commercial improvements and over 190 townhomes proposed will undoubtedly cause a tremendous increase in daily traffic due to more personal vehicles and commercial/delivery trucks. This will compromise and decrease air quality and noise associated with increased development, increased asphalt and concrete so as to eliminate and reduce open space and wildlife. Maintenance and traffic control and enforcement as to Association-maintained streets will become an additional burden on the Association as a result. If the project proceeds, a document confirming the obligation of the developer to contribute costs toward same will be required.

6. Shared Use and Costs Associated with Park

It is anticipated that residents of the new project will use the park currently within the boundaries of the Hartford Park community. The Association currently pays for park maintenance and upkeep. The Association will require a written agreement, such as a joint use agreement with the obligation of cost sharing by the builder.

7. Screening (Landscaping, Walls/Fencing)

The impacts to be investigated as part of the EIR should include the aesthetics and noise. Adequate screening, such as mature and dense landscaping, and appropriate walls and fencing needs to be imposed on the boundary of such project to lessen the aesthetical impact and to reduce noise. As a related issue, the setbacks of the buildings along the boundary line adjacent to the Hartford community should be of sufficient distance to avoid aesthetic impact, noise and disturbance.

8. Amenities/Recreational Facilities

The Association requests that any recreational facilities or related amenities (i.e. pools/saunas/spas, basketball, tennis or other sport courts) or the like are not placed adjacent to or near the boundaries of the Hartford Park community, so as to cause undue noise and disturbance.

9. Construction-Related Issues

Assuming the project proceeds, we expect that the City will implement tight restrictions on construction, including adequate dust control, prompt and/or daily removal of dirt and debris/trash from the work site, construction hours consistent with City codes, prohibition of loud radios within the construction site, adequate restrooms for use by construction workers, etc., so as to avoid negative impact on the Hartford community. Further, an agreed location for parking of workers' and

April 21, 2015

Page -4-

construction vehicles will need to be reached to the extent such affect Association maintained streets.

10. Concurrent Build-Out of Commercial and Residential Improvements

We request that if the City is inclined to approve such project, that any approval be conditioned upon concurrent build-out of both the commercial and residential improvements. The Association is concerned with the potential negative affects associated with the builder obtaining entitlements for both components, and then electing to pursue piecemeal improvements, such as pursuing the residential project without pursuing the commercial project and related improvements.

We appreciate your concern and attention as to the above-stated comments and objections.

Sincerely,

PETERS & FREEDMAN L.L.P.



Laurie F. Masotto, Esq.

LFM:im

cc: Board of Directors, Hartford Park Maintenance Assn.

G:/27/2783/lfm/city object 02



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

April 21, 2015

VIA E-MAIL and USPS

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

Re: Pechanga Tribe Comments on the Revised Notice of Preparation for the Draft Environmental Impact Report, Westpark Promenade Project, City Planning Application 13-0082, GPA, CZ, PM 36612, TR 36781, TR 36782, PP

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 for the above named Project dated March 19, 2015. 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"). Please continue to include the Tribe on distributions for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents 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 previously submitted a Notice of Preparation comment letter on June 5, 2014 (attached for your reference). As we are unaware of any extenuating circumstances related to cultural resources, our comments and requests in that letter stand and we request that they be applied to this revised NOP as well.

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)

As a General Plan Amendment will be processed on this Project, 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

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant to the California Public Records Act (Cal. Govt. C. 6254(r)).

The Tribe submitted a request to initiate consultation on November 15, 2013. To date, we have met to discuss our concerns on June 3, 2014 and have received Project updates through telephone and e-mail thereafter. As SB18 is an ongoing process until final Project approval, we look forward to continuing consultation and assisting the City with developing appropriate avoidance and if necessary, mitigation measures and conditions for the proposed development.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), traditional landscapes, cultural areas and an extensive Luiseño 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 our extensive history of working in this area and with the City.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area that comprises the Project property and is the closest affiliated tribe to the Property. The Tribe welcomes the opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction, if so desired.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The Pechanga Band 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's primary concerns stem from the Project's proposed impacts on Native American 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.

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the NOP for Westpark Promenade
April 21, 2015
Page 3

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.

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 so we can schedule a meeting if desired. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

RECEIVED

APR 20 2015

CITY OF WILDOMAR

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

Attention: Mathew Bassi

Ladies and Gentlemen:

Re: NOP & Draft EIR for Tract Nos. 36612, 36781
and 36782 (PA13-0082)

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 Creek/Wildomar 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. Tract 33987

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 (CLOMR) 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

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

Date: April 8, 2015



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

March 31, 2015

Matthew C. Bassi, Planning Director
City of Wildomar
23837 Clinton Keith Road, Suite 201
Wildomar, CA 92595

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CITY OF WILDOMAR

**Notice of Preparation of a CEQA Document for the
Westpark Promenade 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.

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 Jwong1@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

RVC150324-01

Control Number