



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Date: April 12, 2019
To: Interested Agencies and Organizations
SUBJECT: NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF EIR SCOPING MEETING FOR THE WINCHESTER COMMUNITY PLAN [GENERAL PLAN AMENDMENT (GPA) NO. 1207, COMMUNITY DESIGN GUIDELINES, AND ZONE CONSISTENCY PROGRAM]

Lead Agency: County of Riverside	Contacts:	Phone:	Email:
Street Address: 4080 Lemon Street, 12 th Fl.	Jerry Jolliffe	(951) 955-3024	jjolliff@rivco.org
City/State/Zip: Riverside, CA 92501	Phayvanh Nanthavongdouangsy	(951) 955-6573	pnanthav@rivco.org
Mailing Address: P.O. Box 1409, Riverside, CA 92502-1409			

The **COUNTY OF RIVERSIDE** will be the Lead Agency and will prepare a program-level environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the EIR which is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study Checklist (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice (**comment period begins on April 18, 2019, and ends on May 20, 2019**).

Please send your response to Jerry Jolliffe at the address shown above. We will need the name for a contact person at your agency.

Project Title: Winchester Community Plan (GPA No. 1207)
Project Applicant: County of Riverside
Project Location: Generally, unincorporated Riverside County between the cities of Menifee and Hemet

Project Description: The Winchester Community Plan includes General Plan Amendment No. 1207, a Community Design Guidelines, and a Zone Consistency Program to guide future decisions regarding growth and development of the community. The Community Plan is proposed to address topics related to the Winchester community such as land use, community character and design, housing needs, open space and recreation opportunities, and mobility and transportation. A major portion of the Community Plan would be dedicated to looking at future land use opportunities within the Community Plan Area, including, but not necessarily limited to, the potential need for and location of future residential, commercial, mixed use, industrial, agricultural, and open space uses. Additional information is available online at: <http://planning.rctlma.org/Advanced-Planning/Winchester-Community-Plan>.

Scoping Meeting: An informational Public Agency EIR Scoping Meeting is scheduled on Tuesday, April 30, 2019, from 3:00 PM to 4:30 PM. This will be followed by a Public EIR Scoping Meeting later that same evening, on Tuesday, April 30, 2019 from 6:30 PM to 8:00 pm. Members of the public and public agencies can attend either or both EIR Scoping Meetings. Both meetings will be held in the Frances Domenigoni Community Center, located at 32665 Haddock Street, Winchester, CA 92596.

Date: April 12, 2019

Signature: 
Jerry Jolliffe
Title: Contract Planner
Telephone: (951) 955-3024

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

PROJECT INFORMATION PACKET

I. INTRODUCTION

Pursuant to *California Environmental Quality Act (CEQA) Guidelines* Section 15082, the County of Riverside has distributed this Notice of Preparation/Project Information Packet for the Winchester Community Plan Program Environmental Impact Report (EIR).

The sections that follow describe the County's location in the region; summarize the Community Plan document; and list the issue areas to be evaluated in the EIR, which will be prepared in accordance with *CEQA Guidelines* Section 15168.

II. REGIONAL LOCATION

The Winchester community is located in western Riverside County, immediately east of the City of Menifee, immediately southwest of the City of Hemet, approximately 3 miles north of the City of Murrieta, and approximately 7 miles north of the City of Temecula. Primary regional access is provided by Interstate 15 (I-15) and State Route 79 (SR-79) to the south; I-15 and I-215 to the west; and I-215 and SR 74 to the north, as depicted on **Exhibit 1**.

The Winchester Community Plan area encompasses an area of approximately 23,153 acres and is generally bordered by Diamond Valley Lake and the City of Hemet to the east, Scott Road to the south, Briggs Road to the west and Stetson Road and Double Butte to the north, as depicted on **Exhibit 2**.

The Winchester Community Plan project will also include a reassessment of the Highway 79 Policy Area in light of recently constructed and planned transportation projects within and near the policy area, and may be modified or removed, accordingly. The Highway 79 Policy Area applies to the area covered by the Winchester Community Plan, the unincorporated area covered by most of the remainder of the Harvest Valley-Winchester Area Plan, and also a portion of the San Jacinto Valley, Sun City-Menifee Valley, and Southwest area plans of the County's General Plan, as depicted on **Exhibit 3**.

III. WINCHESTER COMMUNITY PLAN PROJECT DESCRIPTION

The County of Riverside has begun a community-based planning process to update the Winchester Community Plan. The Winchester Community Plan is a policy document that will guide future decisions regarding growth and change in the community. The plan will address topics related to the Winchester Community, including:

- Land use
- Community character and design
- Housing
- Open space and recreation
- Mobility and transportation
- Zoning consistent with the General Plan

The Community Plan will evaluate future land use opportunities within the Community Plan area, including the extent and distribution of future residential, commercial, mixed-use, industrial, agricultural and open space lands.

The majority of the Community Plan Area is agricultural and undeveloped land. Some portions are considered undevelopable due to topographical or other constraints. The majority of existing residential development is on large lots, with some concentration of smaller lots focused around the intersection of Simpson and Winchester Roads.

III. RELATIONSHIP TO OTHER PLANS AND PROGRAMS

The Riverside County Transportation Commission (RCTC) is working with the California Department of Transportation (Caltrans) on a proposed realignment of SR-79 between Domenigoni Parkway and Gilman Springs Road. The Environmental Document for that project was approved in December 2016. The roadway realignment project is currently awaiting funding to begin acquisition of the needed rights-of-way and construction of the project. The most current preferred alternative for the proposed SR-79 realignment is located in the northeast corner of the Winchester Community Plan, with the majority of the realignment proposed to be within the boundary for the Winchester Community Plan.

IV. PROJECT APPROVALS

Approval of the Winchester Community Plan will require amendments to the County of Riverside General Plan, Zoning Code, and Zoning Map, as well as an approval for a Community Design Guideline.

V. POTENTIAL ENVIRONMENTAL EFFECTS

For purposes of CEQA, the Winchester Community Plan, the amendments to County of Riverside General Plan, Zoning Code and Zoning Map, and their implementation constitute the "Project." The EIR will evaluate potential environmental impacts resulting from the Project, and will address the following environmental topical areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources: Archaeological and Historical Resources
- Energy
- Geology and Soils, including Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality, including floodplain and drainage
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services, including fire and police protection, schools, parks
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems, including water/groundwater, wastewater, electrical power, natural gas, telecommunications, solid waste
- Wildfire
- Growth Inducement

Due to the decision to prepare a EIR, an Initial Study was not prepared. This option is permitted under *CEQA Guidelines* Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR.

VI. RESPONSES AND EIR SCOPING MEETING

The County of Riverside requests interested agencies and parties provide written or verbal comments as to the scope and content of the environmental information and analysis to be included in the EIR, in connection with the proposed Winchester Community Plan. **The 30-day NOP review period begins on Thursday, April 18, 2019, and ends on Monday, May 20, 2019 at 5:00 PM.** Due to the time limits mandated by State law, please send your written response to the County of Riverside at the address below at the earliest possible date but no later than **Monday, May 20, 2019 at 5:00 PM.**

An informational Public Agency EIR Scoping Meeting is scheduled on **Tuesday, April 30, 2019, from 3:00 PM to 4:30 PM.** This will be followed by a Public EIR Scoping Meeting later that same evening, on **Thursday, April 30, 2019 from 6:30 PM to 8:00 pm.** The public EIR Scoping Meeting will take place during the regular monthly meeting of the Winchester-Homeland MAC (Municipal Advisory Council). Members of the public and public agencies can attend either or both EIR Scoping Meetings. Both meetings will be held in the Frances Domenigoni Community Center, located at 32665 Haddock Street, Winchester, CA 92596.

Please include your name and address for all written correspondence. Written correspondence should be directed to: Riverside County Planning Department, P.O. Box 1409, Riverside, CA 92502-1409, Attn: Jerry Jolliffe, Project Planner. Responses may also be submitted by fax to (951) 955-1811 or by email to JJolliff@RIVCO.ORG.

Jerry Jolliffe, Contract Planner
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

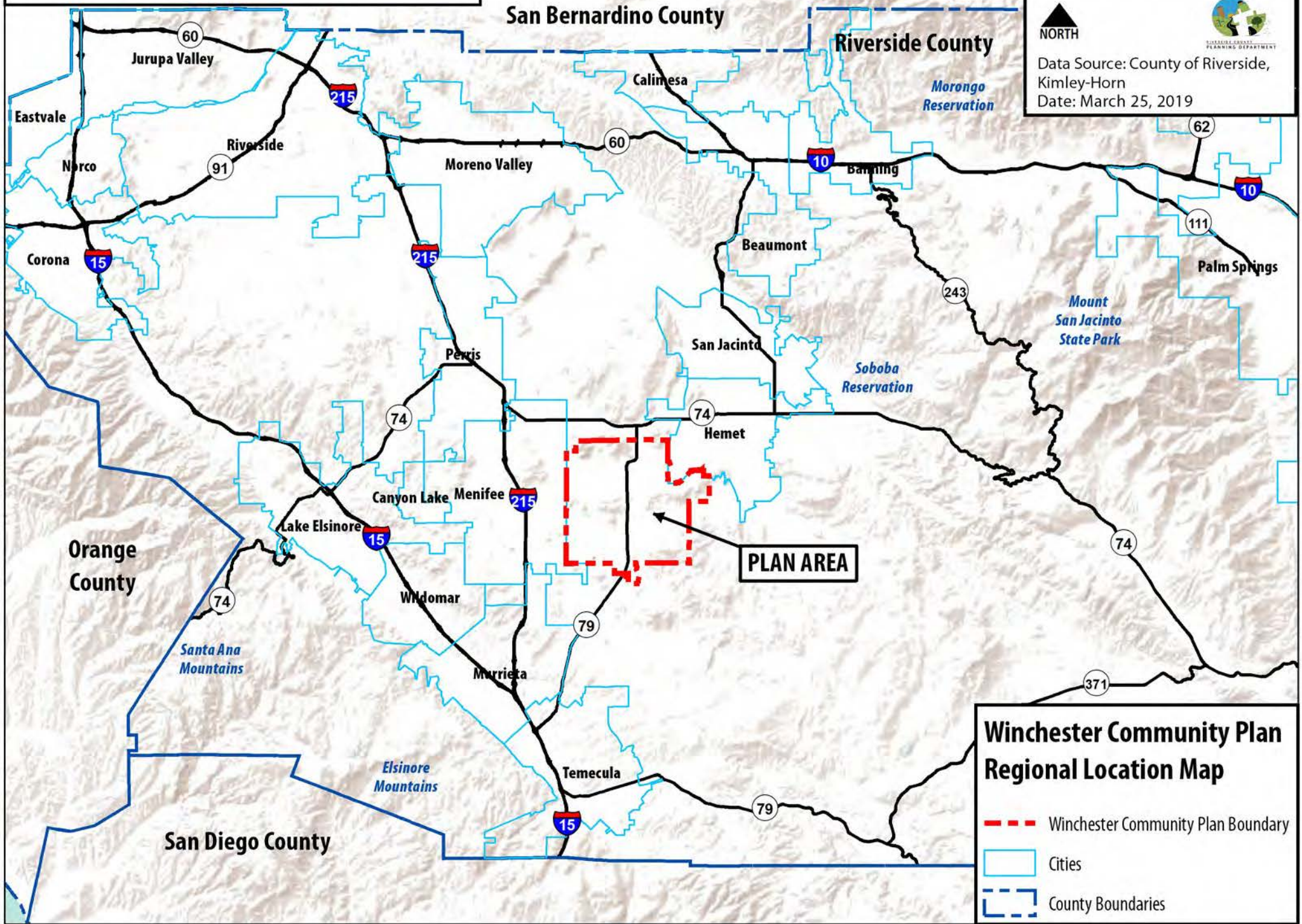
Exhibit 1: Regional Location Map

0 3 6 12 Miles

 NORTH



Data Source: County of Riverside, Kimley-Horn
Date: March 25, 2019



Winchester Community Plan Regional Location Map




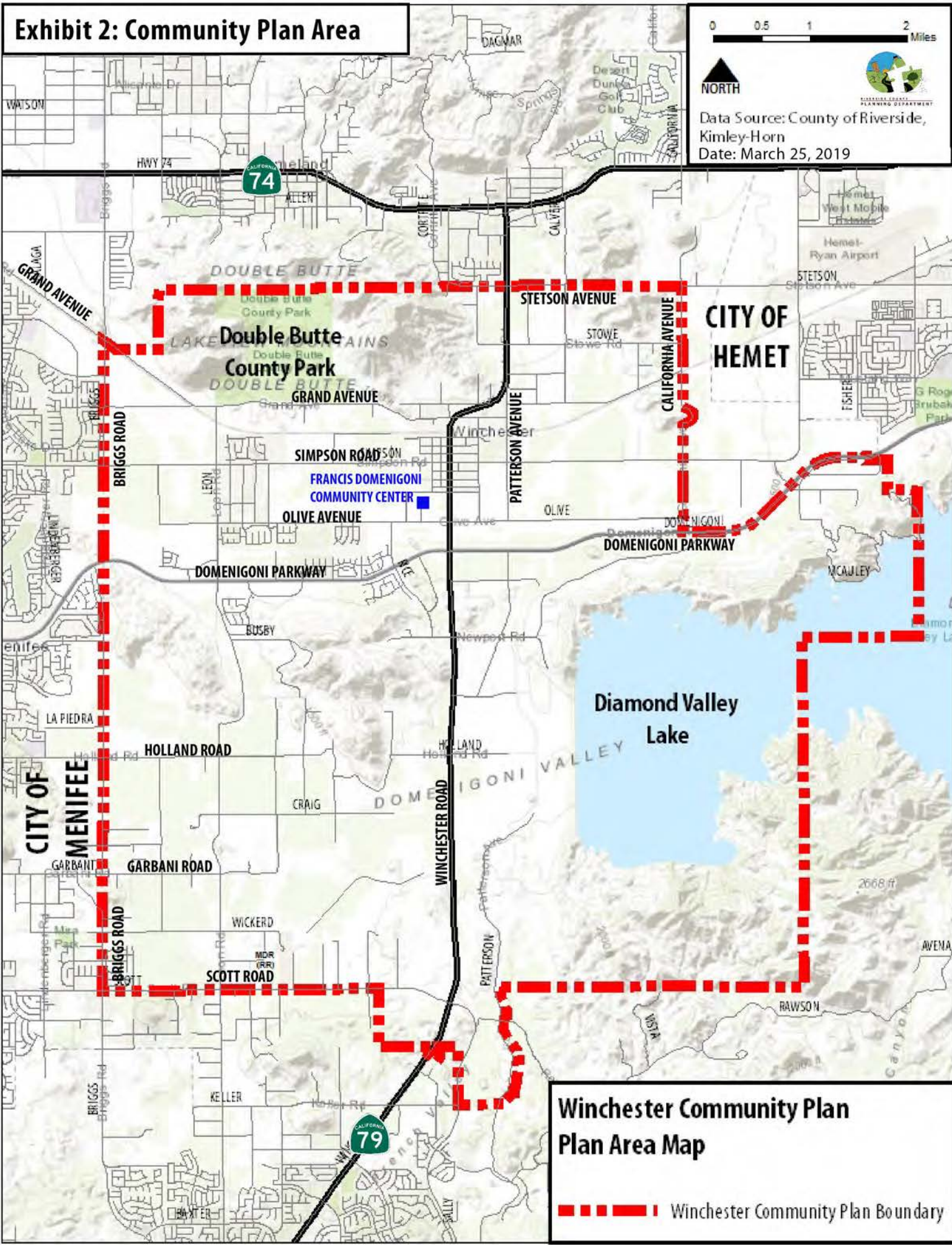
-  Winchester Community Plan Boundary
-  Cities
-  County Boundaries

Exhibit 2: Community Plan Area

0 0.5 1 2 Miles



Data Source: County of Riverside, Kimley-Horn
Date: March 25, 2019



Winchester Community Plan Plan Area Map

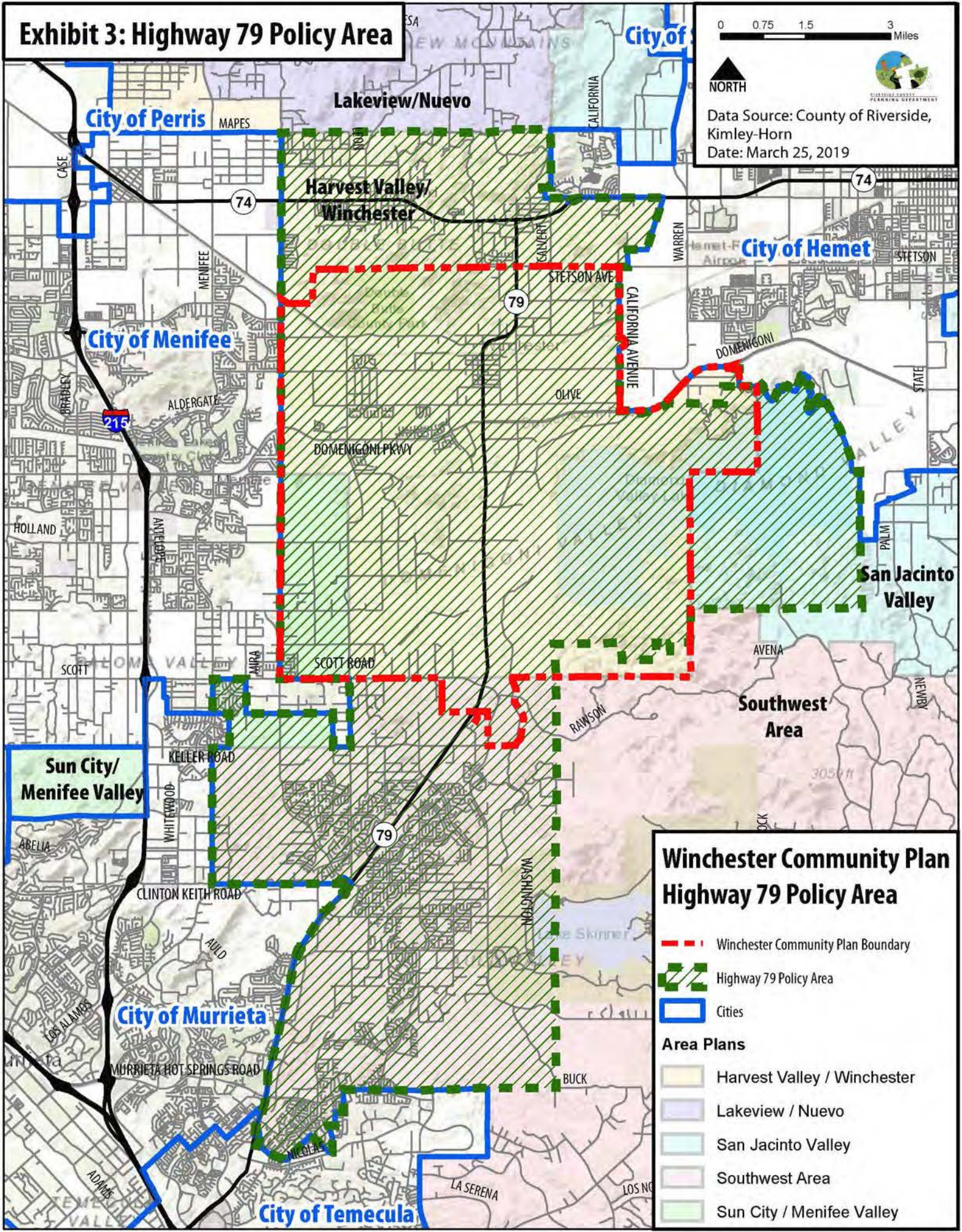
— — — — — Winchester Community Plan Boundary

Exhibit 3: Highway 79 Policy Area

0 0.75 1.5 3 Miles



Data Source: County of Riverside, Kimley-Horn
Date: March 25, 2019



Winchester Community Plan Highway 79 Policy Area

- - - Winchester Community Plan Boundary
 - ■ ■ Highway 79 Policy Area
 - Cities
- Area Plans**
- Harvest Valley / Winchester
 - Lakeview / Nuevo
 - San Jacinto Valley
 - Southwest Area
 - Sun City / Menifee Valley



May 8, 2019

VIA EMAIL: JJOLLIFF@RIVCO.ORG

Mr. Jerry Jolliffe
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Jolliffe:

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE WINCHESTER COMMUNITY PLAN, SCH# 2019049114**

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Winchester Community Plan (Project). The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

Project Description

The Winchester Community Plan includes General Plan Amendment No. 1207, a Community Design Guidelines, and a Zone Consistency Program to guide future decisions regarding growth and development of the community. The Community Plan is proposed to address topics related to the Winchester community such as land use, community character and design, housing needs, open space and recreation opportunities, and mobility and transportation. A major portion of the Community Plan would be dedicated to looking at future land use opportunities within the Community Plan Area, including, but not necessarily limited to, the potential need for and location of future residential, commercial, mixed use, industrial, agricultural, and open space uses.

Department Comments

The Department recommends the following discussion under the Agricultural Resources section of the Environmental Impact Report:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.

- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Potential contract resolutions for land in an agricultural preserve and/or enrolled in a Williamson Act contract.
- Proposed mitigation measure for all impacted agricultural lands within the proposed project area.

Although direct conversion of agricultural land is often an unavoidable impact under CEQA analysis, mitigation measures must be considered. In some cases, the argument is made that mitigation cannot reduce impacts to below the level of significance because agricultural land will still be converted by the project, and therefore, mitigation is not required. However, reduction to a level below significance is not a criterion for mitigation under CEQA. Rather, the criterion is feasible mitigation that lessens a project's impacts.

All mitigation measures that are potentially feasible should be considered. A measure brought to the attention of the Lead Agency should not be left out unless it is infeasible based on its elements. The Department suggests that the County consider the adoption of an agricultural land mitigation program that will effectively mitigate the conversion of agricultural land.

Agricultural Mitigation Program

Agricultural conservation easements are an available mitigation tool that the County should consider. The Department highlights easements as a mitigation tool because of their acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because they follow an established rationale similar to that of wildlife habitat mitigation.

Programs that establish agricultural conservation easements and in-lieu fees for mitigation banking are most effective at conserving comparable quality agricultural land when the easement requirements or fees are determined concurrent with project approval. Should significant time elapse between initial approval and the applicant's receipt of a building or grading permit, conflict may arise over the agricultural quality or value of the land being converted.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence, the search for replacement lands should not be limited strictly to lands within the project's surrounding area.

A source that has proven helpful for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

<http://www.calandtrusts.org/resources/conserving-californias-harvest/>

Another source is the Division's California Farmland Conservancy Program (CFCP), which has participated in bringing about conservation easements throughout the State of California involving many California land trusts. Any other feasible mitigation measures should also be considered.

Conclusion

Thank you for giving us the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the Winchester Community Plan. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Environmental Planner at (916) 324-7347 or via email at Farl.Grundy@conservation.ca.gov.

Sincerely,



Monique Wilber
Conservation Program Support Supervisor



Gavin Newsom
Governor

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



Kate Gordon
Director

Notice of Preparation

April 18, 2019

To: Reviewing Agencies
Re: Winchester Community Plan (GPA No. 1207)
SCH# 2019049114

Attached for your review and comment is the Notice of Preparation (NOP) for the Winchester Community Plan (GPA No. 1207) draft Environmental Impact Report (EIR).

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

Please direct your comments to:

Jerry Jolliffe
Riverside County
4080 Lemon Street, 121h Fl.
Riverside, CA 92501

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019049114/2>.

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

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

NOP Distribution List

County: Riverside

OR

SCH#

2019049114

Resources Agency

- Resources Agency**
Nadell Gayou
- Dept. of Boating & Waterways**
Denise Peterson
- California Coastal Commission**
Allyson Hitt
- Colorado River Board**
Elsa Contreras
- Dept. of Conservation**
Crina Chan
- Cal Fire**
Dan Foster
- Central Valley Flood Protection Board**
James Herota
- Office of Historic Preservation**
Ron Parsons
- Dept of Parks & Recreation**
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1**
Curt Babcock
- Fish & Wildlife Region 1E**
Laurie Harnsberger
- Fish & Wildlife Region 2**
Jeff Drongesen
- Fish & Wildlife Region 3**
Craig Weightman

- Fish & Wildlife Region 4**
Julie Vance
- Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- California Department of Education**
Lesley Taylor
- OES (Office of Emergency Services)**
Monique Wilber
- Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services**
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission**
Erik Vink
- Delta Stewardship Council**
Anthony Navasero
- California Energy Commission**
Eric Knight

- Native American Heritage Comm.**
Debbie Treadway
- Public Utilities Commission**
Supervisor
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics**
Philip Crimmins
- Caltrans - Planning HQ LD-IGR**
Christian Bushong
- California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1**
Rex Jackman
- Caltrans, District 2**
Marcelino Gonzalez
- Caltrans, District 3**
Susan Zanchi
- Caltrans, District 4**
Patricia Maurice
- Caltrans, District 5**
Larry Newland
- Caltrans, District 6**
Michael Navarro
- Caltrans, District 7**
Dianna Watson
- Caltrans, District 8**
Mark Roberts

- Caltrans, District 9**
Gayle Rosander
- Caltrans, District 10**
Tom Dumas
- Caltrans, District 11**
Jacob Armstrong
- Caltrans, District 12**
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight**
Jack Wursten
- Transportation Projects**
Nesamani Kalandiyur
- Industrial/Energy Projects**
Mike Tollstrup
- California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water
- State Water Resources Control Board**
Div. Drinking Water # _____
- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board**
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other** _____

- _____
Conservancy

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department

1550 Harbor Blvd., Suite 100

West Sacramento, CA 95691 Phone (916) 373-3710

Email: nahc@nahc.ca.govWebsite: <http://www.nahc.ca.gov>

Twitter: @CA_NAHC



May 17, 2019

Jerry Jolliffe
Riverside County
4080 Lemon Street, 12th Fl.
Riverside, CA 92501

RE: SCH# 2019049114 Winchester Community Plan (GPA No. 1207), Riverside County

Dear Mr. Jolliffe:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. 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.
 - a. 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.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Steven.Quinn@nahc.ca.gov.

Sincerely,



for
Steven Quinn
Associate Governmental Program Analyst

cc: State Clearinghouse



May 20, 2019

Attn: Jerry Jolliffe
Riverside County Planning Dept.
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Winchester Community Plan (GPA No. 1207), Community Design Guidelines and Zone Consistency Program

Location: Generally, Unincorporated Riverside County between the cities of Menifee and Hemet

Project Description: Winchester Community Plan proposes to address topics such as land use, community character and design, housing needs, open space and recreation opportunities, and mobility and transportation.

Dear Mr. Jolliffe

Eastern Municipal Water District (EMWD) thanks you for the opportunity to review the Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR) for the Winchester Community Plan (General Plan Amendment No. 1207), Community Design Guidelines and Zone Consistency Program. The Winchester Community Plan is intended to guide future growth and change in the Winchester Community and will address land use, community character and design, housing needs, open space and recreation opportunities, and mobility and transportation. The Winchester Community Plan area is generally, unincorporated land, located in western Riverside County, immediately east of the City of Menifee, immediately southwest of the City of Temecula. The project encompasses an area of approximately 23,153 acres.

EMWD offers the following comments: EMWD's existing Water and Wastewater Master Plans have identified backbone water and wastewater facilities based on land use as of 2015. To prepare an assessment of impacts to existing EMWD facilities and identify any needed infrastructure improvements, EMWD requires "meaningful information". In particular, EMWD will need land use data in GIS format for the currently proposed Winchester Community Plan land uses in order to run water and sewer models used in the facility planning process and quantify changes in water demands and sewer generation to serve future development in the Winchester Community Plan area. EMWD's facility planning process for the proposed Winchester Community Plan may take six to nine months upon receipt of GIS land use data.

It is noted that as future development projects within the Winchester Community Plan area advance over time, EMWD requires beginning dialogue with project proponents at an early stage in the site design and development, via a one hour complementary Due Diligence meeting. To set up this meeting the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "new Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, the Development Design Conditions will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DDC process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility and easement requirements, i.e. approved DDC
3. Potential facility oversizing and cost estimate of EMWD's participation

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,



Maroun El-Hage, MPA, MS, PE
Senior Civil Engineer
Development Services Department
Eastern Municipal Water District

MEH:km

Attachment



Christi Barrett, Ph.D.
Superintendent

Darrin Watters
Deputy Superintendent
Tracy Chambers
Assistant Superintendent
Derek Jindra, Ed.D.
Assistant Superintendent
Karen Valdes, Ed.D.
Assistant Superintendent

Professional Development
Service Center

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Professional Development
Academy

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.org

Governing Board

Stacey Bailey
Rob Davis
Megan Haley
Gene Hikel
Vic Scavarda
Patrick Searl
Ross Valenzuela

May 17, 2019

Jerry Jolliffe
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
(951) 955-1811
jjoliff@rivco.org

Re: Notice of Preparation of a Draft Program Environmental Impact Report for the Winchester Community Plan

Dear Mr. Jolliffe,

Hemet Unified School District (HUSD) is in receipt of the Notice of Preparation (NOP) for the above-referenced project and the associated General Plan Amendment, Community Design Guidelines, and Zone Consistency Program. As stated in the Project Description, the Winchester Community Plan (Project) will evaluate future land use opportunities within the Project area.

The majority of the Project area is currently agricultural and undeveloped land. The majority of the Project area is also within HUSD. At buildout, the K-12 student population of the Project area has the potential to be significantly increased.

HUSD requests that the Environmental Impact Report addresses the impacts to Public Services within the Project area, specifically the impacts to K-12 school facilities. The number of potential students generated from the Project and their impact to existing K-12 school facilities needs to be analyzed. HUSD also requests a meeting with the Project team to discuss potential mitigation measures from the impacts to K-12 school facilities.

If you have any questions please contact me at (951) 765-5100 ext. 5465 or jbridwell@hemetusd.org.

Sincerely,

Jesse Bridwell
Facilities Planner

Jolliffe, Jerry

From: Tamara Harrison <tharrison@cityofmenifee.us>
Sent: Monday, May 20, 2019 5:01 PM
To: Nanthavongdouangsy, Phayvanh
Cc: Jolliffe, Jerry
Subject: Winchester Community Plan NOP Comments
Attachments: NOP Comments.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please find comments from The City of Menifee attached.

Thank you!

Tamara Harrison | Senior Planner
Community Development Department
City of Menifee | 29844 Haun Road | Menifee, CA 92586 (*Please note our new location!)
City Hall: (951) 672-6777 | Direct: (951) 723-3743 | Fax: (951) 679-3843
tharrison@cityofmenifee.us | cityofmenifee.us

Connect with us on social media:  |  |  | 



May 20, 2019

**Riverside County Planning Department
c/o Jerry Joliffe
P.O. Box 1409, Riverside, CA 92502-1409
(Sent via US mail and E-mail)**

**RE: Notice of Preparation of an Environmental Impact Report for the Winchester Community Plan
(General Plan Amendment No. 1207)**

Dear Mr. Joliffe:

Thank you for providing an opportunity for the City of Menifee (The City) to review the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Winchester Community Plan. The City of Menifee offers the following comments concerning the NOP and EIR for the project:

1. Given the proximity of the proposed project to the City of Menifee's boundaries, the City would request that the EIR thoroughly address the project's potential impacts on Traffic, Air Quality/GHG, Land Use and Planning, Population and Housing and Cumulative Impacts on a regional basis.
2. The City of Menifee is concerned with the amount of traffic the proposed project may generate and the potential impacts to regional east/west transportation corridors that run through the City's boundaries and are within the project vicinity. Specifically, possible impacts to Simpson Road, Domenigoni Parkway/Newport Road, Holland Road, Garbani Road and Scott Road are of major concern. All off-site road improvements shall be identified in the EIR. If any construction of off-site road improvements occurs within the City of Menifee, conditions of approval should be added to the project stating that street improvement plans and the applicable deposit must be submitted to the City of Menifee Engineering Department for review and approval prior to any street improvements within the City boundary.
3. The City's staff requests to work with the County of Riverside to identify all approved and pending projects within the City of Menifee that should be included in the cumulative analysis of the traffic study.
4. The City would like to coordinate with the County of Riverside on any mitigation measures or future of improvements for roadways within the City of Menifee.
5. The City's Community Development Department requests to receive subsequent notices on this project and any environmental documents prepared for the project.

Sincerely,

A handwritten signature in blue ink that reads "Tamara Harrison". The signature is fluid and cursive, with the first name being more prominent.

Tamara Harrison
Senior Planner
Community Development Department



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

May 23, 2019

VIA E-MAIL and USPS

Jerry Jolliffe
Contract Planner
County of Riverside, Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Pechanga Tribe Comments on the Notice of Preparation for a Draft Environmental Impact Report on the Winchester Community Plan Project (GPA 1207)

Dear Mr. Jolliffe,

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. 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 add the Tribe to your distribution list(s) 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 submits these comments concerning the Project's potential impacts to tribal cultural resources in conjunction with the environmental review of the Project and to assist the County in developing appropriate avoidance and preservation standards for the significant Luiseño tribal cultural resources that are within the proposed Winchester Community Plan ("Plan") boundary. The Tribe informs the County that the Plan includes an area that has been identified by the Pechanga Tribe as within two Traditional Cultural Properties (TCPs).

The Tribe understands that the proposed Winchester Community Plan includes a General Plan Amendment, Community Design Guidelines, and a Zone Consistency Program to guide future decisions regarding growth and development of the community. The proposed changes will address the Winchester Community's land use, design, housing, and commercial needs, as well as open space and recreation, and mobility and transportation. Even though there are no ground disturbing activities associated with this Project, the proposed land use changes will impact

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly E. Escobar

invaluable 'Atáaxum (Luiseño) tribal cultural resources, Traditional Cultural Properties (TCPs), and known sacred sites including human remains.

There are hundreds of individually recorded archaeological sites located with the Plan, which are associated with traditional villages and habitation areas, as well sensitive sacred sites that are located within the proposed Plan boundary. If these tribal cultural resources are not properly assessed and recorded, tribal cultural resources could be impacted during future earthmoving activities associated with the proposed land use designations as well as transportation needs for the area. Since this Plan will identify open space and recreation areas, the Tribe recommends identification of conservation and preservation areas that consider avoiding impacts to tribal cultural resources, in consultation with Tribe, and to have appropriate land use designations in these areas in an effort to protect them in perpetuity. The Tribe requests to meet with the County to discuss this further.

**THE COUNTY OF RIVERSIDE 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 County of Riverside 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 will be processed for 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

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
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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 formal request for consultation under SB 18 for this project on November 13, 2017. As you know, the SB 18 consultation is ongoing and continues for the duration of the Project. As such, under CEQA, SB 18 and AB 52, we look forward to working closely with the County of Riverside on ensuring that a full, comprehensive environmental review of the proposed GPA's impacts is completed.

LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO PUBLIC RESOURCES C. §§ 5097.94, 21073, 21074, 21080.3.1,
21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.
(ASSEMBLY BILL 52 – TRIBAL CULTURAL RESOURCES)

On September 25, 2014, the Governor signed AB 52, legislation that amends the California Environmental Quality Act. *See* Public Resources Code §§. AB 52 applies to projects that have a notice of preparation for an environmental impact report, negative declaration or mitigated negative declaration filed on or after July 1, 2015. The law now requires tribal consultation by cities, counties, and other CEQA lead agencies and an evaluation of a new environmental category, “tribal cultural resources,” which acknowledge and take into account the resources’ tribal values rather than focusing purely on the scientific or academic value of the resources.

AB 52 establishes a government-to-government process between a tribe and a lead agency, including a specific consultation process with California Native American tribes concerning potential impacts to tribal cultural resources. AB 52 also recognizes that tribes may have expertise regarding their culture and history and requires the consideration of the tribal values inherent in cultural resources to provide a complete understanding of their nature and the significance of the potential impacts. The law further added new substantive considerations concerning significant impacts, when a CEQA document may be certified or adopted, what findings/elements are to be included in a CEQA document concerning tribal cultural resources, and appropriate mitigation for impacts to tribal cultural resources.

The Tribe submitted a formal request to begin consultation under AB52 for this Project on October 23, 2017. We intend to assist the County with identifying potential tribal cultural resources (TCRs); determine whether potential substantial adverse effects will occur to them; and to develop

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appropriate preservation, avoidance measures, as appropriate. As noted above, the Plan is within an area already identified by the Tribe as within two Traditional Cultural Properties.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of the Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art, pictographs, petroglyphs, a village complex, human remains and an extensive Luiseño artifact record within the Project boundaries. The Tribe further asserts that this culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area. The Tribe considers any resources located within this Plan to be Luiseño cultural resources. Below we provide some information regarding the tribal cultural resources that lie within the Plan area. However, the Tribe has additional information that we would like to discuss with the County under the confidential cover of SB 18 and AB 52.

D. L. True, C. W. Meighan, and Harvey Crew³ stated that the California archaeologist is blessed "with the fact that the nineteenth-century Indians of the state were direct descendants of many of the Indians recovered archaeologically, living lives not unlike those of their ancestors." Similarly, the Tribe knows that their ancestors lived on this land and that the Luiseño peoples still live in their traditional lands. The 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. Many anthropologists and historians who have presented boundaries of the Luiseño traditional territory have included the Project area in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While we agree that anthropological and linguistic theories as well as historic accounts 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.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, 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 at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula. From Elsinore, the people spread out, establishing villages and marking their territories in the surrounding areas such as French Valley, Murrieta, Rancho California and the unincorporated areas of western Riverside County. The first people also became the mountains, plants, animals and heavenly bodies.

³ D. L. True, C. W. Meighan, and Harvey Crew. Archaeological Investigations at Molpa, San Diego County, California, *University of California Press* 1974 Vol. 11, 1-176
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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 *Moníivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located within and near the proposed Plan boundary. 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). 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 Luiseño 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 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).

This is significant as our maps and internal information show that the Winchester area was heavily populated by our ancestors as evidenced by the physical remnants recorded today. There

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are individually recorded sites – which are associated with habitation and sacred areas located within the Project. Therefore, the individually identified activity areas located within the Project are associated with a landscape and create an intensive pattern of land use, trade, travel, subsistence sharing and the practice of traditional and religious ceremonies.

It is important to note that the proposed Plan boundary is within two recorded Traditional Cultural Properties (TCPs). *Chéexayam Pomwáppivo* is important in Luiseño cosmology and is mentioned in ceremonial songs. This TCP is recorded in the Native American Heritage Commission's sacred lands file. In addition, there is extensive documentation available to the County regarding this TCP and we refer you to specific projects such as the SR 79 Realignment, K-1 Speedway, and Emerald Acres.

This area is also important historically to Pechanga. In the late 1800's and early 1900's, sheep herders would move their flocks through Winchester north and east to Hemet/San Jacinto or south towards French Valley/Murrieta/Temecula. Several of the early ethnographer's Luiseño consultants and elders worked in this area as sheep herders and there are current recorded sites as evidence of this practice. The second recorded TCP is *Hunáalmo*, which is another area important to the Luiseño cosmology and has a dense number of recorded cultural resources. The Tribe will provide additional information on the tribal cultural resources during our consultation.

We know that the proposed Plan boundary includes the village of *§óovamay*. Surrounding this village was a high water table, creating highly desirable living conditions due to the abundance of floral and faunal resources, in addition to water. Additionally, we know that there are over 100 sets of human remains that have been discovered in this area, as well as multiple sacred and ceremonial areas. Waterways were highly important to the Luiseño ancestors. The Tribe was heavily involved during the development of the Diamond Valley Lake and has worked on numerous projects surrounding the lake and south of Domenigoni Parkway and has identified that this landscape was inhabited over a very long period. In addition, Salt Creek also provided not only a source of water, it was also heavily trafficked trail that connected villages from this area to Lake Elsinore, which is an integral place in the Creation of the People, The Tribe is highly concerned that there are resources located both on the surface and subsurface that will be impacted by any future development associated with the Plan.

Our songs and stories, as well as academic works and recorded archaeological/cultural sites, demonstrate that the Luiseño people occupied the proposed Plan boundary. The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands associated with this Project.

The Tribe further believes that a DEIR is not complete unless all impacts to tribal cultural resources has been thoroughly vetted and analyzed. Therefore, the Tribe requests to discuss the requirements for a proper environmental impacts analysis for the Project as required by CEQA.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

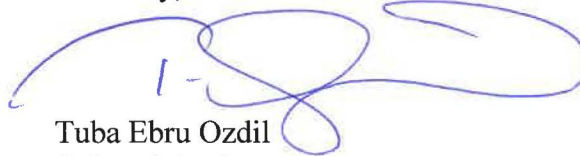
Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Comments on the NOP for an DEIR on GPA 1207
May 23, 2019
Page 7

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. We request to consult with the County under both SB 18 and AB 52. At this stage, we have not engaged in consultation with the County and we expressly reserve our rights to engage in such consultation. These comments should not be construed as the end of consultation, nor should they be considered to be the entirety of the Tribe's comments with respect to this Plan. Given the potential this Plan has to impact TCPs and tribal cultural resources, consultation with the Tribe is imperative.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga tribal cultural resources found in the Project area. Please contact me at 951-770-6313 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we might schedule a consultation meeting. Thank you.

Sincerely,



Tuba Ebru Ozdil
Cultural Analyst

Cc Pechanga Office of the General Counsel
Phayvanh Nanthavongdouangsy, Riverside County Planner

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
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Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Jolliffe, Jerry

From: Grundy, Farl@DOC <Farl.Grundy@conservation.ca.gov>
Sent: Wednesday, May 8, 2019 11:34 AM
To: Jolliffe, Jerry
Cc: state.clearinghouse@opr.ca.gov
Subject: Comments on Winchester Community Plan
Attachments: Winchester Community Plan Final.pdf

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Mr. Joliffe,

Attached are the Department of Conservation's comments regarding the Notice of Preparation for the Winchester Community Plan (SCH# 2019049114). A hard copy of these comments will also be sent to you in the mail. Please let me know if you have any problems viewing the pdf.

Sincerely,



Farl Grundy

Associate Environmental Planner
Division of Land Resource Protection

California Department of Conservation
801 K Street, MS 14-15, Sacramento, CA 95814
T: (916) 324-7347
E: Farl.Grundy@conservation.ca.gov



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Jolliffe, Jerry

From: Caringella, Marissa@Wildlife <Marissa.Caringella@Wildlife.ca.gov>
Sent: Thursday, May 16, 2019 1:13 PM
To: Jolliffe, Jerry
Cc: state.clearinghouse@opr.ca.gov; Campbell, Tricia; Caringella, Marissa@Wildlife
Subject: Winchester Community Plan (GPA No. 1207), SCH 2019049114
Attachments: Winchester Community Plan NOP SCH 2019049114_comment.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Mr. Jolliffe,

Please find attached the California Department of Fish and Wildlife's comment on the Notice of Preparation for the Winchester Community Plan (GPA No. 1207), Lead Agency Riverside County Planning Department, SCH 2019049114.

Thank you,

Marissa Caringella
Senior Environmental Scientist (Specialist)
CA Department of Fish and Wildlife
Region 6, Habitat Conservation
3602 Inland Empire Blvd Ste C220, Ontario, CA 91764
909-980-1381
marissa.caringella@wildlife.ca.gov



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



May 16, 2019

Mr. Jerry Jolliffe
Contract Planner
Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Subject: Notice of Preparation of a Draft Program Environmental Impact Report
Winchester Community Plan (GPA No. 1207)
State Clearinghouse No. 2019049114

Dear Mr. Jolliffe:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (DPEIR) from the Riverside County Planning Department for the Winchester Community Plan Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Riverside County

Objective: Land use opportunities within the Community Plan Area, including need for and location of future residential, commercial, mixed use, industrial, agricultural, and open space areas.

Location: Unincorporated Riverside County between the cities of Menifee and Hemet; The Project area encompasses approximately 23,153 acres, and is bordered by Diamond Valley Lake and the City of Hemet to the east, Scott Road to the south, Briggs Road to the west and Stetson Avenue and Double Butte to the north.

The proposed Project includes General Plan Amendment No. 1207, Community Design Guidelines, a Zone Consistency Program to guide community growth and development decisions, and reassessment of the Highway 79 Policy Area. The Project is proposed to address topics such as land use, community character and design, housing needs, open space and recreation opportunities, and mobility and transportation.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist Riverside County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The comments and recommendations are also offered to enable the CDFW to adequately review and comment on the proposed Project with respect to the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The comments and recommendations outlined below assume that the DPEIR will include the results of onsite surveys; that all related analyses of direct, indirect and cumulative impacts to biological resources will be based on these data; that the DPEIR will include sufficient, specific, and enforceable measures to minimize and avoid sensitive biological resources; and that the DPEIR will include specific and enforceable mitigation measures to offset the loss of biological resources. If the DPEIR does not include current results of onsite biological field surveys CDFW recommends that DPEIR clearly identify the threshold that will be relied on for requiring additional environmental review (for example subsequent DEIRs, MNDs) for each phase of the project.

CDFW recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

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

The CDFW recommends that the DPEIR specifically include:

1. An assessment of the various habitat types located within the Project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the Project. CDFW's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or CNDDDB@wildlife.ca.gov to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed Project.

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the Project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific/MSHCP surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures

should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

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

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

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

1. A discussion of potential impacts from lighting, noise, human activity (e.g., recreation), defensible space, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the Project site.

The project area encompasses conserved lands within the Southwestern Riverside Multispecies Reserve. These lands were conserved in-perpetuity for the benefit of fish and wildlife resources. Riverside County, through their planning processes, should be ensuring that defensible space (including fuel modification zones) are provided and accounted for *within any development areas* proposed adjacent to these conserved lands. The burden of defensible space should not be transferred to these adjacent conserved lands. Please ensure that the DPEIR fully describes and identifies the location, acreage, and composition of defensible space *within* proposed development zone areas. Please also ensure that any graphics and descriptions of

defensible space associated with this Project comply with Riverside County Fire regulations/ requirements.

2. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the Project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

Please note that the Project area supports significant biological resources and contains habitat connections, providing for wildlife movement across the broader landscape, sustaining both transitory and permanent wildlife populations. As previously stated, the proposed Plan boundary includes and is adjacent to Diamond Valley Lake and the Southwestern Riverside Multi-Species Reserve. CDFW encourages Project design that avoids and preserves onsite features that contribute to habitat connectivity. The DPEIR should include a discussion of both direct and indirect impacts to wildlife movement and connectivity, including maintenance of wildlife corridor/movement areas to adjacent undisturbed habitats.

3. An evaluation of impacts to adjacent open space lands from both the construction of the Project and any long-term operational and maintenance needs. The proposed Project has the potential to impact Public Quasi-Public Conserved Lands under the MSHCP. CDFW encourages the County of Riverside to contact the Western Riverside County Regional Conservation Authority (RCA) to determine if any portion of the Project will impact adjacent conserved lands, and to work collaboratively to avoid and minimize impacts.
4. A cumulative effects analysis 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. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Alternatives Analysis

Note that the DPEIR must describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would "feasibly attain most of the basic objectives of the Project," and would avoid or substantially lessen any of the Project's significant effects (CEQA Guidelines § 15126.6[a]).

Mitigation Measures for Project Impacts to Biological Resources

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

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

The DPEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If sensitive species and/or their habitat may be impacted from the Project, CDFW recommends the inclusion of specific mitigation in the DPEIR. CEQA Guidelines section 15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of*

Murrieta (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

CDFW recommends that the DPEIR specify mitigation that is roughly proportional to the level of impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). The mitigation should provide long-term conservation value for the suite of species and habitat being impacted by the Project. Furthermore, in order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions.

3. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

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

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

4. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: Fish and Game Code section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant

thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

CDFW recommends that the DPEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DPEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DPEIR, the CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

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

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project; unless this Project is proposed to be a covered activity under the MSHCP. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. The California Fish and Game Code requires that CDFW comply with CEQA for issuance of a CESA ITP. CDFW therefore recommends that the DEIR addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of CESA.

Based on review of CNDDDB and knowledge of the general area, CDFW is aware that the following CESA-listed species have the potential to occur onsite: including, but not limited to, Stephens' kangaroo rat (*Dipodomys stephensi*), willow flycatcher (*Empidonas traillii*), Swainson's hawk (*Buteo swainsoni*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), thread-leaved brodiaea (*Brodiaea filifolia*), California Orcutt grass (*Orcuttia californica*), and Munz's onion (*Allium munzii*).

Western Riverside County Multiple Species Habitat Conservation Plan

Within the Inland Deserts Region, CDFW issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County MSHCP per Section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

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

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement. The County of Riverside is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP. Based on graphics supplied with the DPEIR the project encompasses all of MSHCP Cell Group U of the French Valley/Lower Sedco Hills Subunit (SU5) and portions of Cell Group S of the Cactus Valley/SWRC-MSR/Johnson Ranch Subunit (SU4) within the Southwest Area Plan, and independent Criteria Cell 4980 within the French Valley to Diamond Valley Lake Connection Subunit (SU1) of the Harvest Valley/Winchester Area Plan. If the proposed project occurs in MSHCP Criteria Cells, it is subject to the Joint Project Review (JPR) process through the Western Riverside Regional Conservation Authority. In addition, MSHCP policies and procedures that apply to the proposed project include the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2), and Additional Survey Needs and Procedures for burrowing owl (MSHCP Section 6.3.2). If impacts to these resources will occur as a result of the project a Determination of Biologically Equivalent or Superior Preservation should be completed and submitted for review by CDFW and the United States Fish and Wildlife Service.

The project is also adjacent to conserved lands (Diamond Valley Lake and the Southwestern Riverside Multi-Species Reserve) thus, the DPEIR should include

minimization measures and best management practices as set forth by the Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4) and Volume 1 Appendix C of the MSHCP. Additionally, the DPEIR should analyze address compliance with Conditionally Compatible Uses (MSHCP Section 7.4.2). Specifically, Figure 7-3 should be referenced when considering any trails within the Winchester Community Plan. Regardless of whether take of threatened and/or endangered species is obtained through the MSHCP or through a CESA ITP, the DPEIR needs to address how the proposed project will affect the policies and procedures of the MSHCP. Therefore, all surveys required by the MSHCP policies and procedures listed above to determine consistency with the MSHCP should be conducted and results included in the DPEIR so that CDFW can adequately assess whether the Project will impact the MSHCP. **Stephens' Kangaroo Rat Habitat Conservation Plan**

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

Lake and Streambed Alteration Program

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

Upon receipt of a complete notification, CDFW determines if the proposed Project activities may substantially adversely affect existing fish and wildlife resources and

whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify the Project that would eliminate or reduce harmful impacts to fish and wildlife resources.

CDFW'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 DPEIR 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 CDFW is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

ADDITIONAL COMMENTS AND RECOMMENDATIONS

To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Riverside-Corona Resource Conservation District in Riverside). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/what-you-can-do/tips/landscaping/>

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES


The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by

CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a DPEIR for the Winchester Community Plan Project (SCH No. 2019049114) and recommends that the County of Riverside address CDFW's comments and concerns in the forthcoming DPEIR. If you have questions pertaining to the comments provided in this letter, please contact Marissa Caringella, Senior Environmental Scientist (Specialist), at (909) 980-1381 or at marissa.caringella@wildlife.ca.gov.

Sincerely,


For Scott Wilson
Environmental Program Manager
Inland Deserts Region

ec: Office of Planning and Research, State Clearinghouse, Sacramento

Tricia Campbell, Director of Reserve Management and Monitoring
Western Riverside County Regional Conservation Authority
tcampbell@rivco.org

REFERENCES

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

Jolliffe, Jerry

From: El-Hage, Maroun <el-hagem@emwd.org>
Sent: Monday, May 20, 2019 5:00 PM
To: Jolliffe, Jerry
Cc: Wallace, Corey; Barraza, Laura; Javier, Alfred; Montiel, Kimberly
Subject: EMWD's response to: Winchester Community Plan, GPA 1207
Attachments: EMWD Response_Winchester Community Plan_GPA 1207.pdf

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To: Jerry Jolliffe, Contract Planner, Riverside County Planning Dept.

Hi Jerry, please find attached EMWD's response to

Please let me know if you have any questions.

Sincerely,

Maroun El-Hage, MPA, MS, PE

Senior Civil Engineer, Development Services Department
Eastern Municipal Water District
(951) 928-3777, ext. 4468
el-hagem@emwd.org

Did you know that you can request facility drawings by contacting maps@emwd.org ? ...or online, [Click Here](#) to open the Public Map Portal or visit www.emwd.org.

Our Guiding Principles are Innovation, Responsibility, Safety, Integrity, Community, Respect, Leadership, and Transparency.

Jolliffe, Jerry

From: Jesse Bridwell <jbridwell@hemetUSD.org>
Sent: Monday, May 20, 2019 3:09 PM
To: Jolliffe, Jerry
Subject: Winchester Community Plan NOP Comment Letter
Attachments: 20190517 NOP Comment Letter.pdf

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Jerry,

Attached is our comment letter that went in the mail last Friday.

Thank you,

Jesse Bridwell
Facilities Planner
[Hemet Unified School District](#)
1791 W. Acacia Avenue
Hemet, CA 92545
(951) 249-5484 cell
(951) 765-5100 x5465 office

Jolliffe, Jerry

From: Dan Silver <dsilverla@me.com>
Sent: Thursday, May 2, 2019 4:54 PM
To: Jolliffe, Jerry
Subject: Re: Winchester Community Plan, GPA 1207

Jerry

Good to hear from you and glad you remain involved in County planning.

It is good to hear this about Winchester, but EHL would also recommend that sprawl-type growth at the perimeter stop and an infill approach substituted.

Best and good luck
Dan

On May 2, 2019, at 4:51 PM, Jolliffe, Jerry <JJolliff@RIVCO.ORG> wrote:

Dan,

First, thank you for your comments regarding the Winchester Community Plan, process, and EIR. You and Endangered Habitats League will be kept on our list for the plan's EIR distribution, and for public hearings for the project.

Second, we concur that Winchester provides a prime opportunity to create a community that is transit-accommodative and very walkable. Local residents and landowners have been very involved in the planning process, and are very interested in encouraging the development of the community's historic core as a vibrant, mixed-use community center, and retaining and enhancing its role as the primary core of the 36-square mile community, even as surrounding portions of the community grow in the future.

Jerry Jolliffe,
Contract Planner
Riverside County TLMA/Planning Department
jjolliff@rivco.org
(951) 955-3024

From: Dan Silver [<mailto:dsilverla@me.com>]
Sent: Tuesday, April 30, 2019 12:20 PM
To: Jolliffe, Jerry <JJolliff@RIVCO.ORG>
Cc: Leach, Charissa <cleach@rivco.org>; Perez, Juan <JCPEREZ@RIVCO.ORG>
Subject: Winchester Community Plan, GPA 1207

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April 30, 2019
Jerry Jolliffe
County of Riverside Planning Dept

4080 Lemon St, 12th Floor
Riverside, CA 92501

RE: Winchester Community Plan, GPA 1207

Dear Mr Jolliffe:

Endangered Habitats League (EHL) appreciates the opportunity to comment on the Notice of Preparation for this project. For reference, EHL is a regional conservation group dedicated to ecosystem protection and sustainable land use.

As you know, land use planing in Riverside County has historically following a pattern of sprawl and automobile dependency, long commutes, and communities that look and feel much the same. While a "Community Centers" pattern of growth was included in the General Plan Update, it was not embraced by past decision-makers. However, under a former Planning Director, incremental yet significant progress was made toward walkable, higher density communities, including in Winchester.

We ask that the DEIR include alternatives that are transit-adaptive, if not actually transit-oriented, with a grid street pattern, "complete streets" friendly to multi-modal transportation, walkable commercial and mixed use centers surrounded by higher density housing, along with amenities like parks. Stormwater should be captured and infiltrated. Greenhouse gas emissions and heat capture should be reduced on site through land use design, reflective roofs and pavement, and construction.

The goal should be to set an example for the rest of the County to follow.

Please retain EHL on mailing and distribution lists for this project, including CEQA documents and public hearings.

Acknowledgement of receipt via return message requested and appreciated.

Thank you, and best personal regards,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

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County of Riverside California

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

Jolliffe, Jerry

From: Dan Silver <dsilverla@me.com>
Sent: Tuesday, April 30, 2019 12:20 PM
To: Jolliffe, Jerry
Cc: Leach, Charissa; Perez, Juan
Subject: Winchester Community Plan, GPA 1207

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April 30, 2019

Jerry Jolliffe
County of Riverside Planning Dept
4080 Lemon St, 12th Floor
Riverside, CA 92501

RE: Winchester Community Plan, GPA 1207

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The goal should be to set an example for the rest of the County to follow.

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Acknowledgement of receipt via return message requested and appreciated.

Thank you, and best personal regards,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League

8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750

dsilverla@me.com

www.ehleague.org

Jolliffe, Jerry

From: Matthew Fagan <matthewfagan@roadrunner.com>
Sent: Monday, May 6, 2019 1:55 PM
To: Jolliffe, Jerry
Cc: Larry R. Markham; 'William Lo'; angie doves
Subject: NOP for Program EIR for Winchester Community Plan

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Jerry:

Greetings.

I hope all is well. My firm is working on the Design Guidelines and EIR for the Canterwood Project (CZ 1800007 and TTM 37439), which also includes an Area Drainage Plan component.

County Staff has completed their review of the Design Guidelines and we have completed a 1st Screencheck submittal of the EIR. We have received comments from most of the County Departments on the 1st Screencheck. We are gearing up for a 2nd Screencheck shortly.

I have reviewed the above referenced NOP, and there doesn't appear to be anything else I would suggest to be added to the issue areas to be analyzed in the Program EIR.

Here are my observations, as it pertains to Canterwood, as stated in the materials provided on-line:

- The Existing County Lands Use Policies Figure accurately shows the Canterwood site as CD: Medium Density Residential (2-5 du/acre).
- Canterwood is not located within an SP, so it is not reflected on the Existing County Lands Use Policies – Specific Plan Areas.
- Canterwood is accurately shown on the Proposed Land Use Designations Figure as CD: Medium Density Residential (2-5 du/acre).
- No change is proposed to the Canterwood land use, therefore, it is not reflected on the County Land Use Policies – Change Area Figure.
- No change is proposed to the Canterwood land use foundation component, therefore, it is not reflected on the County Land Use Policies – Foundation Component Changes Figure

Were there any items raised during the scoping meeting that would be of interest as it pertains to the Canterwood Project?

Also, of particular interest to the Canterwood Project are the changes (modifications/removal) to the Highway 79 Policy Area.

Please keep up abreast of the status of the Community Plan and the EIR. We would like the opportunity to review and comment on both, as necessary.

Please contact me if you have any questions or comments.

Thank you.

Matthew Fagan
Matthew Fagan Consulting Services, Inc.
42011 Avenida Vista Ladera
Temecula, CA 92591
951-265-5428
matthewfagan@roadrunner.com

Work hard, Play hard, Laugh hard!!

NOTE: I will be out of the office starting 5/12/19 and I will return on 5/23/19.

Jolliffe, Jerry

From: Ditmar, Jolene M <JDitmar@mwdh2o.com>
Sent: Monday, May 20, 2019 2:03 PM
To: Jolliffe, Jerry
Subject: RE: Notice of Preparation Comment Letter for County of Riverside Winchester Community Plan
Attachments: WinchesterCommunityPlan_MWD_Reserve.pdf

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Dear Jerry Jolliffe,

Please see attached for a map that includes Southwestern Riverside County Multi-species Reserve as well as Metropolitan Water District of Southern California structures. My apologies for the inconvenience. Thank you for your time and consideration.

Best,

Jolene Ditmar

Assistant Environmental Specialist I
Environmental Planning Section
The Metropolitan Water District of Southern California
Email: JDitmar@mwdh2o.com
Phone: 213-217-6184

From: Ditmar, Jolene M
Sent: Thursday, May 16, 2019 3:37 PM
To: 'jjolliff@rivco.org'
Cc: Carlson, Sean A (SCarlson@mwdh2o.com)
Subject: Notice of Preparation Comment Letter for County of Riverside Winchester Community Plan

Dear Jerry Jolliffe,

Please see the attached comment letter from the Metropolitan Water District of Southern California on the Notice of Preparation for County of Riverside Winchester Community Plan GPA No. 1207. We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation and plans for this project.

Best regards,

Jolene Ditmar

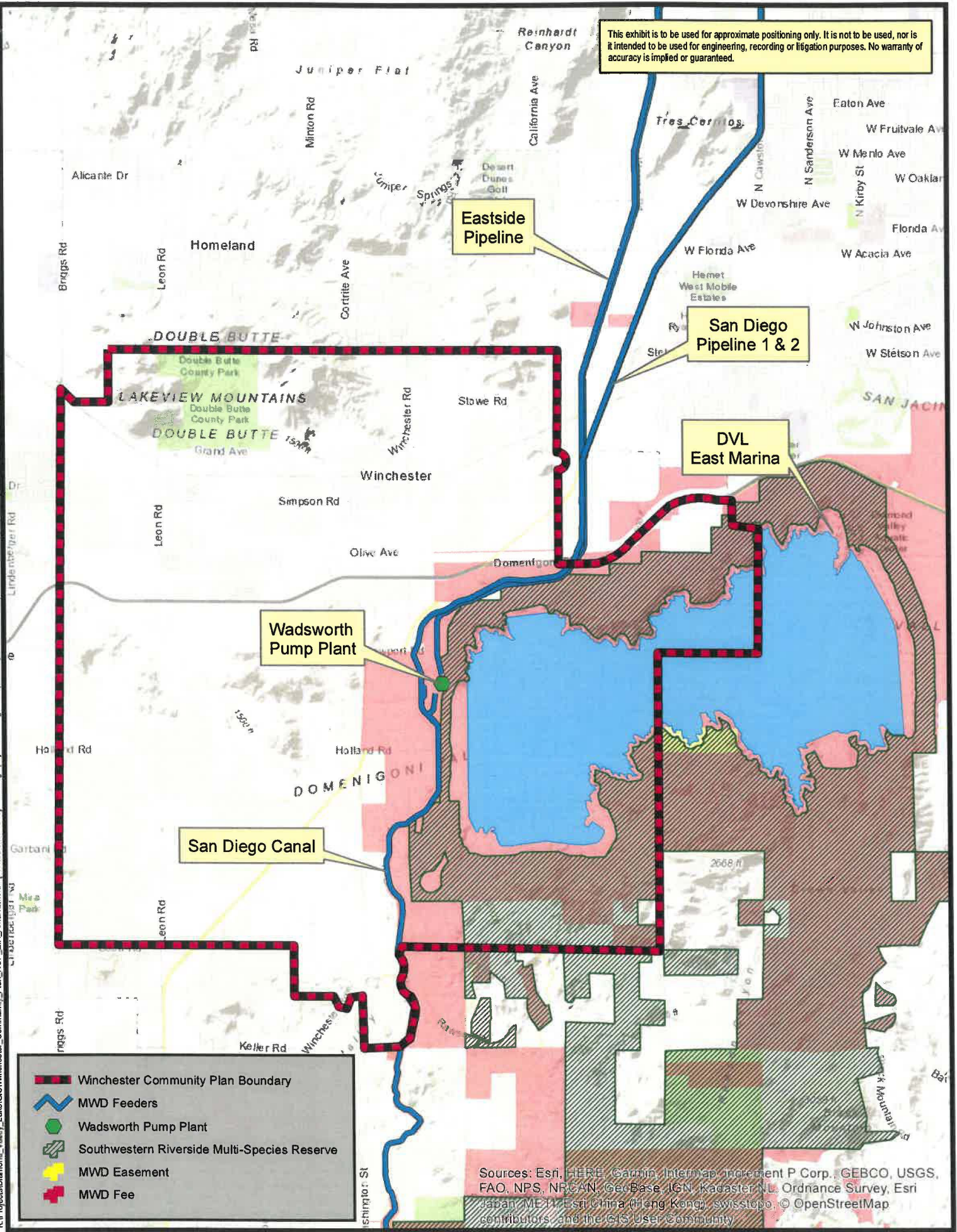
Assistant Environmental Specialist I
Environmental Planning Section
The Metropolitan Water District of Southern California
Email: JDitmar@mwdh2o.com
Phone: 213-217-6184







<< File: Substructures Guidelines.pdf >> << File: Winchester Community Plan NOP Comments.pdf >>

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K:\Projects\Diamond_Valley_Lake\GIS\Winchester_Community_Plan_NOP_ERP_A\Map\mxd Printed 5/20/2019 1:00:00 PM Prepared by: Tom Bleicher (Geomatics & Mapping Team) Checked by: Alex Maris Job#: GIS19-05-24

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-  Winchester Community Plan Boundary
-  MWD Feeders
-  Wadsworth Pump Plant
-  Southwestern Riverside Multi-Species Reserve
-  MWD Easement
-  MWD Fee

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Jolliffe, Jerry

From: Ditmar,Jolene M <JDitmar@mwdh2o.com>
Sent: Thursday, May 16, 2019 3:37 PM
To: Jolliffe, Jerry
Cc: Carlson,Sean A
Subject: Notice of Preparation Comment Letter for County of Riverside Winchester Community Plan
Attachments: Substructures Guidelines.pdf; Winchester Community Plan NOP Comments.pdf

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Dear Jerry Jolliffe,

Please see the attached comment letter from the Metropolitan Water District of Southern California on the Notice of Preparation for County of Riverside Winchester Community Plan GPA No. 1207. We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation and plans for this project.

Best regards,

Jolene Ditmar

Assistant Environmental Specialist I
Environmental Planning Section
The Metropolitan Water District of Southern California
Email: JDitmar@mwdh2o.com
Phone: 213-217-6184

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**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Office of the General Manager

May 16, 2019

VIA EMAIL

Mr. Jerry Jolliffe
Contract Planner
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Dear Mr. Jolliffe:

**Notice of Preparation for the
County of Riverside Winchester Community Plan (GPA No. 1207)**

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Notice of Preparation for the Winchester Community Plan. The proposed project consists of General Plan Amendment No. 1207 which includes Community Development Guidelines and a Zone Consistency Program. The Winchester Community Plan will address land use, community character and design, housing needs, open space and recreation, and mobility and transportation. The Winchester Community Plan will also address future land use opportunities within the Community Plan Area, including the potential need for and location of future residential, commercial, mixed use, industrial, agricultural and open space uses. The County of Riverside is the CEQA Lead Agency. This letter contains Metropolitan's comments as a potentially affected public agency.

Metropolitan is a public agency and regional water wholesaler. It is comprised of 26 member public agencies, serving approximately 19 million people in portions of six counties in Southern California, including Riverside County. Metropolitan's mission is to provide its 5,200 square mile service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

Metropolitan owns and operates the Eastside Pipeline, San Diego Pipeline Nos. 1 and 2, San Diego Canal, and Diamond Valley Lake in the plan area. The nine mile, 144 inch inside diameter Eastside Pipeline runs east-west in the plan area. San Diego Pipeline Nos. 1 and 2 vary in diameter from 48-72 inches inside diameter and run north-south through the plan area. The San Diego Canal also runs north-south through the plan area, between Diamond Valley Lake and San Diego Pipeline Nos 1 and 2. Diamond Valley Lake is located on the east side of the plan area and has a capacity of 800,000 acre-feet. Additionally, Metropolitan has established open spaces and manages or partners with other organizations to preserve and support native species

Mr. Jerry Jolliffe
Page 2
May 16, 2019

and habitat, including the Southwestern Riverside County Multi-species Reserve, located south of Diamond Valley Lake in the southeastern corner of the plan area. See attached map for locations of Metropolitan infrastructure, referenced above.

Based on a review of the proposed plan boundaries, the plan has the potential to impact Metropolitan's facilities. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities in order to maintain and repair its system. In order to avoid potential conflicts with Metropolitan's facilities and rights-of-way, we require that any design plans for any activity in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Metropolitan will not permit procedures that could subject the pipeline to excessive vehicle, impact or vibratory loads. Any future design plans associated with this project should be submitted to the attention of Metropolitan's Substructures Team. Approval of the project should be contingent on Metropolitan's approval of design plans for portions of the proposed project that could impact its facilities.

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-7663. To assist the applicant in preparing plans that are compatible with Metropolitan's facilities and easements, attached are "Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan's Facilities and Rights-of-Way". Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation and plans for this project. For further assistance, please contact Ms. Jolene Ditmar at (213) 217-6184.

Very truly yours,

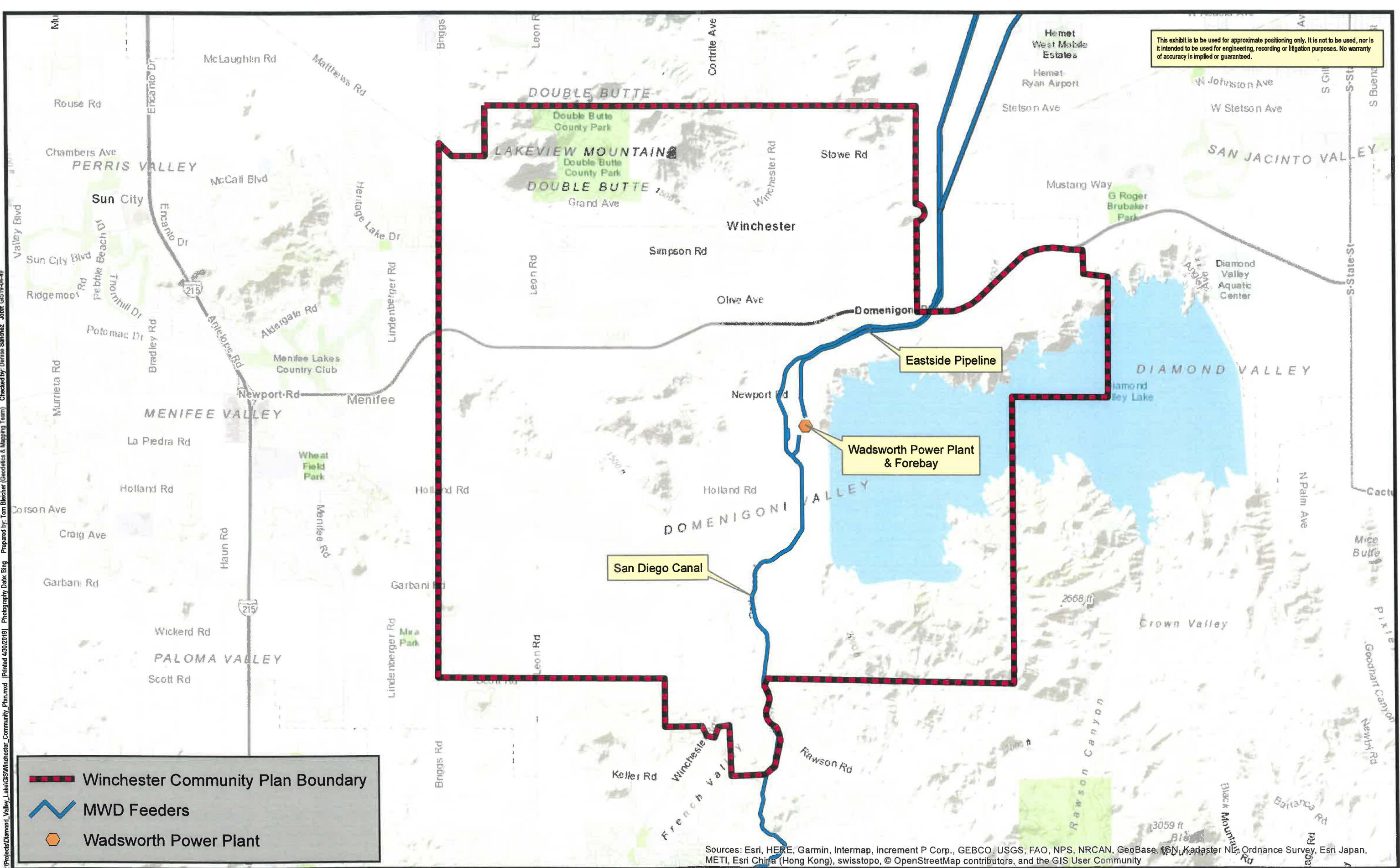


Sean Carlson
Interim Team Manager, Environmental Planning

JD:jd
SharePoint\Riverside County - Winchester Community Plan

Enclosures

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Winchester Community Plan Boundary

MWD Feeders

Wadsworth Power Plant

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Y:\Projects\Diamond_Valley_Lake\GIS\Winchester_Community_Plan.mxd [Printed 4/30/2018] Photography Date: Bing Prepared by: Tom Bleicher (Geometrics & Mapping Team) Checked by: Denise Sanchez Job#: GIS19-04-49

**Guidelines for
Improvements and Construction Projects Proposed
in the Area of
Metropolitan's Facilities and Rights-of-Way**



July 2018

Prepared By:
The Metropolitan Water District of Southern California
Substructures Team, Engineering Services
700 North Alameda Street
Los Angeles, California 90012

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Additional Copies: To obtain a copy of this document, please contact the Engineering Services Group, Substructures Team.

Disclaimer

Metropolitan assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavating and assumes all liability for damage to Metropolitan's facilities as a result of such excavation. Additionally, the user is cautioned to conduct surveys and other field investigations as deemed prudent, to assure that project plans are correct. The appropriate representative from Metropolitan must be contacted at least two working days, before any work activity in proximity to Metropolitan's facilities.

It generally takes 30 days to review project plans and provide written responses. Metropolitan reserves the right to modify requirements based on case-specific issues and regulatory developments.

PUBLICATION HISTORY:

Initial Release

July 2018

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1.0 GENERAL INFORMATION

Note: Underground Service Alert at 811 must be notified at least two working days before excavating in proximity to Metropolitan's facilities.

1.1 Introduction

These guidelines provide minimum design and construction requirements for any utilities, facilities, developments, and improvements, or any other projects or activities, proposed in or near Metropolitan Water District of Southern California (Metropolitan) facilities and rights-of-way. Additional conditions and stipulations may also be required depending on project and site specific conditions. Any adverse impacts to Metropolitan's conveyance system, as determined by Metropolitan, will need to be mitigated to its satisfaction.

All improvements and activities must be designed so as to allow for removal or relocation at builder or developer expense, as set forth in the paramount rights provisions of Section 20.0. Metropolitan shall not be responsible for repair or replacement of improvements, landscaping or vegetation in the event Metropolitan exercises its paramount rights powers.

1.2 Submittal and Review of Project Plans/Utilities and Maps

Metropolitan requires project plans/utilities be submitted for all proposed activities that may impact Metropolitan's facilities or rights-of-way. Project plans shall include copies of all pertinent utilities, sewer line, storm drain, street improvement, grading, site development, landscaping, irrigation and other plans, all tract and parcel maps, and all necessary state and federal environmental documentation. Metropolitan will review the project plans and provide written approval, as it pertains to Metropolitan's facilities and rights-of-way. Written approval from Metropolitan must be obtained, prior to the start of any activity or construction in the area of Metropolitan's facilities or rights-of-way. Once complete project plans and supporting documents are submitted to Metropolitan, it generally takes 30 days to review and to prepare a detailed written response. Complex engineering plans that have the potential for significant impacts on Metropolitan's facilities or rights-of-way may require a longer review time.

Project plans, maps, or any other information should be submitted to Metropolitan's Substructures Team at the following mailing address:

Attn: Substructures Team
The Metropolitan Water District of Southern California
700 North Alameda St.
Los Angeles, CA 90012

General Mailing Address: P.O. Box 54153
Los Angeles, CA 90054-0153

Email: EngineeringSubstructures@mwdh2o.com

For additional information, or to request prints of detailed drawings for Metropolitan's facilities and rights-of-way, please contact Metropolitan's Substructures Team at 213-217-7663 or EngineeringSubstructures@mwdh2o.com.

1.3 Identification of Metropolitan's Facilities and Rights-of-Way

Metropolitan's facilities and rights-of-way must be fully shown and identified as Metropolitan's, with official recording data, on the following:

- A. All applicable plans
- B. All applicable tract and parcel maps

Metropolitan's rights-of-ways and existing survey monuments must be tied dimensionally to the tract or parcel boundaries. Metropolitan's Records of Survey must be referenced on the tract and parcel maps with the appropriate Book and Page.

2.0 General Requirements

2.1 Vehicular Access

Metropolitan must have vehicular access along its rights-of-way at all times for routine inspection, patrolling, operations, and maintenance of its facilities and construction activities. All proposed improvements and activities must be designed so as to accommodate such vehicular access.

2.2 Fences

Fences installed across Metropolitan's rights-of-way must include a 16-foot-wide gate to accommodate vehicular access by Metropolitan. Additionally, gates may be required at other specified locations to prevent unauthorized entry into Metropolitan's rights-of-way.

All gates must accommodate a Metropolitan lock or Knox-Box with override switch to allow Metropolitan unrestricted access. There should be a minimum 20-foot setback for gates from the street at the driveway approach. The setback is necessary to allow Metropolitan vehicles to safely pull off the road prior to opening the gate.

2.3 Driveways and Ramps

Construction of 16-foot-wide commercial-type driveway approaches is required on both sides of all streets that cross Metropolitan's rights-of-way. Access ramps, if necessary, must be a minimum of 16 feet wide.

There should be a minimum 20-foot setback for gates from the street at the driveway approach. Grades of ramps and access roads must not exceed 10 percent; if the slope of an access ramp or road must exceed 10 percent due to topography, then the ramp or road must be paved.

2.4 Walks, Bike Paths, and Trails

All walkways, bike paths, and trails along Metropolitan's rights-of-way must be a minimum 12-foot wide and have a 50-foot or greater radius on all horizontal curves if also used as Metropolitan's access roads. Metropolitan's access routes, including all walks and drainage facilities crossing the access routes, must be constructed to American Association of State Highway and Transportation Officials (AASHTO) H-20 loading standards (see Figure 1). Additional requirements will be placed on equestrian trails to protect the water quality of Metropolitan's pipelines and facilities.

2.5 Clear Zones

A 20-foot-wide clear zone is required to be maintained around Metropolitan's manholes and other above-ground facilities to accommodate vehicular access and maintenance. The clear zone should slope away from Metropolitan's facilities on a grade not to exceed 2 percent.

2.6 Slopes

Cut or fill slopes proposed within Metropolitan's rights-of-way must not exceed 10 percent. The proposed grade must not worsen the existing condition. This restriction is required to facilitate Metropolitan use of construction and maintenance equipment and allow uninhibited access to above-ground and below-ground facilities.

2.7 Structures

Construction of structures of any type is not allowed within the limits of Metropolitan's rights-of-way to avoid interference with the operation and maintenance of Metropolitan's facilities and possible construction of future facilities.

Footings and roof eaves of any proposed buildings adjacent to Metropolitan's rights-of-way must meet the following criteria:

- A. Footings and roof eaves must not encroach onto Metropolitan's rights-of-way.
- B. Footings must not impose any additional loading on Metropolitan's facilities.
- C. Roof eaves must not overhang onto Metropolitan's rights-of-way.

Detailed plans of footings and roof eaves adjacent to Metropolitan's rights-of-way must be submitted for Metropolitan's review and written approval, as pertains to Metropolitan's facilities.

2.8 Protection of Metropolitan Facilities

Metropolitan facilities within its rights-of-way, including pipelines, structures, manholes, survey monuments, etc., must be protected from damage by the project proponent or property owner, at no expense to Metropolitan. The exact location, description and method of protection must be shown on the project plans.

2.9 Potholing of Metropolitan Pipelines

Metropolitan's pipelines must be potholed in advance, if the vertical clearance between a proposed utility and Metropolitan's pipeline is indicated to be 4 feet or less. A Metropolitan representative must be present during the potholing operation and will assist in locating the pipeline. Notice is required, a minimum of three working days, prior to any potholing activity.

2.10 Jacked Casings or Tunnels

A. General Requirements

Utility crossings installed by jacking, or in a jacked casing or tunnel under/over a Metropolitan pipeline, must have at least 3 feet of vertical clearance between the outside diameter of the pipelines and the jacked pipe, casing, or tunnel. The actual

cover over Metropolitan's pipeline shall be determined by potholing, under Metropolitan's supervision.

Utilities installed in a jacked casing or tunnel must have the annular space between the utility and the jacked casing or tunnel filled with grout. Provisions must be made for grouting any voids around the exterior of the jacked pipe, casing, or tunnel.

B. Jacking or Tunneling Procedures

Detailed jacking, tunneling, or directional boring procedures must be submitted to Metropolitan for review and approval. The procedures must cover all aspects of operation, including, but not limited to, dewatering, ground control, alignment control, and grouting pressure. The submittal must also include procedures to be used to control sloughing, running, or wet ground, if encountered. A minimum 10-foot clearance must be maintained between the face of the tunneling or receiving pits and outside edges of Metropolitan's facility.

C. Shoring

Detailed drawings of shoring for jacking or receiving pits must be submitted to Metropolitan for review and written-approval. (See Section 10 for shoring requirements).

D. Temporary Support

Temporary support of Metropolitan's pipelines may be required when a utility crosses under a Metropolitan pipeline and is installed by means of an open trench. Plans for temporary support must be reviewed and approved in writing by Metropolitan. (See Section 11, Supports of Metropolitan Facilities).

3.0 Landscaping

3.1 Plans

All landscape plans must show the location and limits of Metropolitan's right-of-way and the location and size of Metropolitan's pipeline and related facilities therein. All landscaping and vegetation shall be subject to removal without notice, as may be required by Metropolitan for ongoing maintenance, access, repair, and construction activities. Metropolitan will not be financially responsible for the removal of any landscaping and vegetation.

3.2 Drought-Tolerant Native and California Friendly Plants

Metropolitan recommends use of drought-tolerant native and California Friendly® plants (excluding sensitive plants) on proposed projects. For more information regarding California Friendly® plants refer to www.bewaterwise.com.

3.3 Trees

Trees are generally prohibited within Metropolitan's rights-of-way as they restrict Metropolitan's ability to operate, maintain and/or install new pipeline(s) located within these rights-of-way. Metropolitan will not be financially responsible for the removal and replacement of any existing trees should they interfere with access and any current or future Metropolitan project located within the right-of-way.

3.4 Other Vegetation

Shrubs, bushes, vines, and groundcover are generally allowed within Metropolitan's rights-of-way. Larger shrubs are not allowed on Metropolitan fee properties; however, they may be allowed within its easements if planted no closer than 15 feet from the outside edges of existing or future Metropolitan facilities. Only groundcover is allowed to be planted directly over Metropolitan pipeline, turf blocks or similar is recommended to accommodate our utility vehicle access. Metropolitan will not be financially responsible for the removal and replacement of the vegetation should it interfere with access and any current or future Metropolitan project.

3.5 Irrigation

Irrigation systems are acceptable within Metropolitan's rights-of-way, provided valves and controllers are located near the edges of the right-of-way and do not interfere with Metropolitan vehicular access. A shutoff valve should also be located along the edge of the right-of-way that will allow the shutdown of the system within the right-of-way should Metropolitan need to do any excavation. No pooling or saturation of water above Metropolitan's pipeline and right-of-way is allowed. Additional restrictions apply to non-potable water such as Recycled Water and are covered on Table 3 of Page 20.

3.6 Metropolitan Vehicular Access

Landscape plans must show Metropolitan vehicular access to Metropolitan's facilities and rights-of-way and must be maintained by the property owner or manager or homeowners association at all times. Walkways, bike paths, and trails within Metropolitan's rights-of-way may be used as Metropolitan access routes. (See Section 2.4, Walks, Bike Paths, and Trails).

4.0 General Utilities

Note: For non-potable piping like sewer, hazardous fluid, storm drain, disinfected tertiary recycled water and recycled water irrigation see Table 1 through Table 3.

4.1 Utility Structures

Permanent utility structures (e.g., manholes, power poles, pull boxes, electrical vaults, etc.) are not allowed within Metropolitan's rights-of-way. Metropolitan requests that all permanent utility structures within public streets be placed as far from its pipelines and facilities as practical, but not closer than 5 feet from the outside edges of Metropolitan facilities.

Note: Non-potable utility pipelines are an exception to the 5-foot minimum clearance. Non-potable utility pipelines should have 10 feet of separation.

4.2 Utility Crossings

Metropolitan requests a minimum of 1 foot of vertical clearance between Metropolitan's pipeline and any utility crossing the pipeline. Utility lines crossing Metropolitan's pipelines must be as perpendicular to the pipeline as possible. Cross-section drawings, showing proposed locations and elevations of utility lines and locations of Metropolitan's pipelines and limits of rights-of-way, must be submitted with utility plans, for all

crossings. Metropolitan's pipeline must be potholed under Metropolitan's supervision at the crossings (See Section 2.9).

4.3 Longitudinal Utilities

Installation of longitudinal utilities is generally not allowed along Metropolitan's rights-of-way. Within public streets, Metropolitan requests that all utilities parallel to Metropolitan's pipelines and appurtenant structures (facilities) be located as far from the facilities as possible, with a minimum clearance of 5 feet from the outside edges of the pipeline.

Note: Non-potable utility pipelines are an exception to the 5-foot minimum clearance. Non-potable utility pipelines should have 10 feet of separation (for more information See Table 1 on Page 18).

4.4 Underground Electrical Lines

Underground electrical conduits (110 volts or greater) which cross a Metropolitan's pipeline must have a minimum of 1 foot of vertical clearance between Metropolitan's pipeline and the electrical lines. Longitudinal electrical lines, including pull boxes and vaults, in public streets should have a minimum separation of 5 feet from the edge of a Metropolitan pipeline or structures.

4.5 Fiber Optic Lines

Fiber optic lines installed by directional boring require a minimum of 3 feet of vertical clearance when boring is over Metropolitan's pipelines and a minimum of 5 feet of vertical clearance when boring is under Metropolitan's pipelines. Longitudinal fiber optic lines, including pull boxes, in public streets should have a minimum separation of 5 feet from the edge of a Metropolitan pipelines or structures. Potholing must be performed, under Metropolitan's supervision, to verify the vertical clearances are maintained.

4.6 Overhead Electrical and Telephone Lines

Overhead electrical and telephone lines, where they cross Metropolitan's rights-of-way, must have a minimum 35 feet of clearance, as measured from the ground to the lowest point of the overhead line. Overhead electrical lines poles must be located at least 30 feet laterally from the edges of Metropolitan's facilities or outside Metropolitan's right-of-way, whichever is greater.

Longitudinal overhead electrical and or telephone lines in public streets should have a minimum separation of 10 feet from the edge of a Metropolitan pipelines or structures where possible.

4.7 Sewage Disposal Systems

Sewage disposal systems, including leach lines and septic tanks, must be a minimum of 100 feet from the outside limits of Metropolitan's rights-of-way or the edge of its facilities, whichever is greater. If soil conditions are poor, or other adverse site-specific conditions exist, a minimum distance of 150 feet is required. They must also comply with local and state health code requirements as they relate to sewage disposal systems in proximity to major drinking water supply pipelines.

4.8 Underground Tanks

Underground tanks containing hazardous materials must be a minimum of 100 feet from the outside limits of Metropolitan's rights-of-way or edge of its facilities, whichever is greater. In addition, groundwater flow should be considered with the placement of underground tanks down-gradient of Metropolitan's facilities.

5.0 Specific Utilities: Non-Potable Utility Pipelines

In addition to Metropolitan's general requirements, installation of non-potable utility pipelines (e.g., storm drains, sewers, and hazardous fluids pipelines) in Metropolitan's rights-of-way and public street rights-of-way must also conform to the State Water Resources Control Board's Division of Drinking Water (DDW) regulation (Waterworks Standards) and guidance for separation of water mains and non-potable pipelines and to applicable local county health code requirements. Written approval is required from DDW for the implementation of alternatives to the Waterworks Standards and, effective December 14, 2017, requests for alternatives to the Waterworks Standards must include information consistent with: DDW's [Waterworks Standards Main Separation Alternative Request Checklist](#).

In addition to the following general guidelines, further review of the proposed project must be evaluated by Metropolitan and requirements may vary based on site specific conditions.

- A. Sanitary Sewer and Hazardous Fluids (General Guideline See Table 1 on Page 18)
- B. Storm Drain and Recycled Water (General Guideline See Table 2 on Page 19)
- C. Irrigation with Recycled Water (General Guideline See Table 3 on Page 20)
- D. Metropolitan generally does not allow Irrigation with recycled water to be applied directly above its treated water pipelines
- E. Metropolitan requests copies of project correspondence with regulating agencies (e.g., Regional Water Quality Control Board, DDW); regarding the application of recycled water for all projects located on Metropolitan's rights-of-way

6.0 Cathodic Protection/Electrolysis Test Stations

6.1 Metropolitan Cathodic Protection

Metropolitan's existing cathodic protection facilities in the vicinity of any proposed work must be identified prior to any grading or excavation. The exact location, description, and type of protection must be shown on all project plans. Please contact Metropolitan for the location of its cathodic protection stations.

6.2 Review of Cathodic Protection Systems

Metropolitan must review any proposed installation of impressed-current cathodic protection systems on pipelines crossing or paralleling Metropolitan's pipelines to determine any potential conflicts with Metropolitan's existing cathodic protection system.

7.0 Drainage

7.1 Drainage Changes Affecting Metropolitan Rights-of-Way

Changes to existing drainage that could affect Metropolitan's rights-of-way require Metropolitan's approval. The project proponent must provide acceptable solutions to ensure Metropolitan's rights-of-way are not negatively affected by changes in the drainage conditions. Plans showing the changes, with a copy of a supporting hydrology report and hydraulic calculations, must be submitted to Metropolitan for review and approval. Long term maintenance of any proposed drainage facilities must be the responsibility of the project proponent, City, County, homeowner's association, etc., with a clear understanding of where this responsibility lies. If drainage must be discharged across Metropolitan's rights-of-way, it must be carried across by closed conduit or lined open channel and must be shown on the plans.

7.2 Metropolitan's Blowoff and Pumpwell Structures

Any changes to the existing local watercourse systems will need to be designed to accommodate Metropolitan's blowoff and pumpwell structures, which periodically convey discharged water from Metropolitan's blowoff and pumping well structures during pipeline dewatering. The project proponents' plans should include details of how these discharges are accommodated within the proposed development and must be submitted to Metropolitan for review and approval. Any blowoff discharge lines impacted must be modified accordingly at the expense of the project proponent.

8.0 Grading and Settlement

8.1 Changes in Cover over Metropolitan Pipelines

The existing cover over Metropolitan's pipelines must be maintained unless Metropolitan determines that proposed changes in grade and cover do not pose a hazard to the integrity of the pipeline or an impediment to its maintenance capability. Load and settlement or rebound due to change in cover over a Metropolitan pipeline or ground in the area of Metropolitan's rights-of-way will be factors considered by Metropolitan during project review.

In general, the minimum cover over a Metropolitan pipeline is 4 feet and the maximum cover varies per different pipeline. Any changes to the existing grade may require that Metropolitan's pipeline be potholed under Metropolitan's supervision to verify the existing cover.

8.2 Settlement

Any changes to the existing topography in the area of Metropolitan's pipeline or right-of-way that result in significant settlement or lateral displacement of Metropolitan's pipelines are not acceptable. Metropolitan may require submittal of a soils report showing the predicted settlement of the pipeline at 10-foot intervals for review. The data must be carried past the point of zero change in each direction and the actual size and varying depth of the fill must be considered when determining the settlement. Possible settlement due to soil collapse, rebound and lateral displacement must also be included.

In general, the typical maximum allowed deflection for Metropolitan's pipelines must not exceed a deflection of 1/4-inch for every 100 feet of pipe length. Metropolitan may require additional information per its Geotechnical Guidelines. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

9.0 Construction Equipment

9.1 Review of Proposed Equipment

Use of equipment across or adjacent to Metropolitan's facilities is subject to prior review and written approval by Metropolitan. Excavation, backfill, and other work in the vicinity of Metropolitan's facilities must be performed only by methods and with equipment approved by Metropolitan. A list of all equipment to be used must be submitted to Metropolitan a minimum of 30 days before the start of work.

- A. For equipment operating within paved public roadways, equipment that imposes loads not greater than that of an AASHTO H-20 vehicle (see Figure 1 on Page 21) may operate across or adjacent to Metropolitan's pipelines provided the equipment operates in non-vibratory mode and the road remains continuously paved.
- B. For equipment operating within unpaved public roadways, when the total cover over Metropolitan's pipeline is 10 feet or greater, equipment imposing loads no greater than those imposed by an AASHTO H-20 vehicle may operate over or adjacent to the pipeline provided the equipment is operated in non-vibratory mode. For crossings, vehicle path shall be maintained in a smooth condition, with no breaks in grade for 3 vehicle lengths on each side of the pipeline.

9.2 Equipment Restrictions

In general, no equipment may be used closer than 20 feet from all Metropolitan above-ground structures. The area around the structures should be flagged to prevent equipment encroaching into this zone.

9.3 Vibratory Compaction Equipment

Vibratory compaction equipment may not be used in vibratory mode within 20 feet of the edge of Metropolitan's pipelines.

9.4 Equipment Descriptions

The following information/specifications for each piece of equipment should be included on the list:

- A. A description of the equipment, including the type, manufacturer, model year, and model number. For example, wheel tractor-scraper, 1990 Caterpillar 627E.
- B. The empty and loaded total weight and the corresponding weight distribution. If equipment will be used empty only, it should be clearly stated.
- C. The wheel base (for each axle), tread width (for each axle), and tire footprint (width and length) or the track ground contact (width and length), and track gauge (center to center of track).

10.0 Excavations Close to Metropolitan Facilities

10.1 Shoring Design Submittal

Excavation that impacts Metropolitan's facilities requires that the contractor submit an engineered shoring design to Metropolitan for review and acceptance a minimum of 30 days before the scheduled start of excavation. Excavation may not begin until the shoring design is accepted in writing by Metropolitan.

Shoring design submittals must include all required trenches, pits, and tunnel or jacking operations and related calculations. Before starting the shoring design, the design engineer should consult with Metropolitan regarding Metropolitan's requirements, particularly as to any special procedures that may be required.

10.2 Shoring Design Requirements

Shoring design submittals must be stamped and signed by a California registered civil or structural engineer. The following requirements apply:

- A. The submitted shoring must provide appropriate support for soil adjacent to and under Metropolitan's facilities.
- B. Shoring submittals must include detailed procedures for the installation and removal of the shoring.
- C. Design calculations must follow the Title 8, Chapter 4, Article 6 of the California Code of Regulations (CCR) guidelines. Accepted methods of analysis must be used.
- D. Loads must be in accordance with the CCR guidelines or a soils report by a geotechnical consultant.
- E. All members must be secured to prevent sliding, falling, or kickouts.

Metropolitan's pipelines must be located by potholing under Metropolitan's supervision before the beginning construction. Use of driven piles within 20 feet of the centerline of Metropolitan's pipeline is not allowed. Piles installed in drilled holes must have a minimum 2-foot clearance between Metropolitan's pipeline and the edge of the drilled hole, and a minimum of 1-foot clearance between any part of the shoring and Metropolitan's pipeline.

11.0 Support of Metropolitan Facilities

11.1 Support Design Submittal

If temporary support of a Metropolitan facility is required, the contractor shall submit a support design plan to Metropolitan for review and approval a minimum of 30 days before the scheduled start of work. Work may not begin until the support design is approved in writing by Metropolitan. Before starting design, the design engineer should consult with Metropolitan regarding Metropolitan's requirements.

11.2 Support Design Requirements

Support design submittals must be prepared, stamped, and signed by a California registered civil or structural engineer. The following requirements apply:

- A. Support drawings must include detailed procedures for the installation and removal of the support system.
- B. Design calculations must follow accepted practices, and accepted methods of analysis must be used.
- C. Support designs must show uniform support of Metropolitan's facilities with minimal deflection.
- D. The total weight of the facility must be transferred to the support system before supporting soil is fully excavated.
- E. All members must be secured to prevent sliding, falling, or kickouts.

12.0 Backfill

12.1 Metropolitan Pipeline Not Supported

In areas where a portion of Metropolitan pipeline is not supported during construction, the backfill under and to an elevation of 6 inches above the top of the pipeline must be one-sack minimum cement sand slurry. To prevent adhesion of the slurry to Metropolitan's pipeline, a minimum 6-mil-thick layer of polyethylene sheeting or similar approved sheeting must be placed between the concrete support and the pipeline.

12.2 Metropolitan Pipeline Partially Exposed

In areas where a Metropolitan pipeline is partially exposed during construction, the backfill must be a minimum of 6 inches above the top of the pipeline with sand compacted to minimum 90 percent compaction.

12.3 Metropolitan Cut and Cover Conduit on Colorado River Aqueduct (CRA)

In areas where a Metropolitan cut and cover conduit is exposed, the following guidelines apply:

- A. No vehicle or equipment shall operate over or cross the conduit when the cover is less than 3 feet.
- B. Track-type dozer with a gross vehicle weight of 12,000 lbs or less may be used over the conduit when the cover is a minimum of 3 feet.
- C. Wheeled vehicles with a gross vehicle weight of 8,000 lbs or less may operate over the conduit when the cover is a minimum of 4 feet.
- D. Tracked dozer or wheeled vehicle should be used to push material over the conduit from the side.
- E. Tracked dozer or wheeled vehicle should gradually increase cover on one side of the conduit and then cross the conduit and increase cover on the other side of the conduit. The cover should be increased on one side of the conduit until a maximum of 2 feet of fill has been placed. The cover over the conduit is not allowed to be more than 2 feet higher on one side of the conduit than on the other side.
- F. The cover should be gradually increased over the conduit until the grade elevations have been restored.

13.0 Piles

13.1 Impacts on Metropolitan Pipelines

Pile support for structures could impose lateral, vertical and seismic loads on Metropolitan's pipelines. Since the installation of piles could also cause settlement of Metropolitan pipelines, a settlement and/or lateral deformation study may be required for pile installations within 50 feet of Metropolitan's pipelines. Metropolitan may require additional information per its Geo-technical Guidelines for pile installation. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

13.2 Permanent Cast-in-place Piles

Permanent cast-in-place piles must be constructed so that down drag forces of the pile do not act on Metropolitan's pipeline. The pile must be designed so that down drag forces are not developed from the ground surface to springline of Metropolitan's pipeline.

Permanent cast-in-place piles shall not be placed closer than 5 feet from the edge of Metropolitan's pipeline. Metropolitan may require additional information per its Geo-technical Guidelines for pile installation. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

14.0 Protective Slabs for Road Crossings Over Metropolitan Pipelines

Protective slabs must be permanent cast-in-place concrete protective slabs configured in accordance with Drawing SK-1 (See Figure 2 on Page 22).

The moments and shear for the protective slab may be derived from the American Association of State Highway and Transportation Officials (AASHTO). The following requirements apply:

- A. The concrete must be designed to meet the requirements of AASHTO
- B. Load and impact factors must be in accordance with AASHTO. Accepted methods of analysis must be used.
- C. The protective slab design must be stamped and signed by a California registered civil or structural engineer and submitted to Metropolitan with supporting calculations for review and approval.

Existing protective slabs that need to be lengthened can be lengthened without modification, provided the cover and other loading have not been increased.

15.0 Blasting

At least 90 days prior to the start of any drilling for rock excavation blasting, or any blasting in the vicinity of Metropolitan's facilities, a site-specific blasting plan must be submitted to Metropolitan for review and approval. The plan must consist of, but not be limited to, hole diameters, timing sequences, explosive weights, peak particle velocities (PPV) at Metropolitan pipelines/structures, and their distances to blast locations. The PPV must be estimated based on a site-specific power law equation. The power law equation provides the peak particle velocity versus the scaled distance and must be calibrated based on measured values at the site.

16.0 Metropolitan Plan Review Costs, Construction Costs and Billing

16.1 Plan Review Costs

Metropolitan plan reviews requiring 8 labor hours or less are generally performed at no cost to the project proponent. Metropolitan plan reviews requiring more than 8 labor hours must be paid by the project proponent, unless the project proponent has superior rights at the project area. The plan review will include a written response detailing Metropolitan's comments, requirements, and/or approval.

A deposit of funds in the amount of the estimated cost and a signed letter agreement will be required from the project proponent before Metropolitan begins or continues a detailed engineering plan review that exceeds 8 labor hours.

16.2 Cost of Modification of Facilities Performed by Metropolitan

Cost of modification work conducted by Metropolitan will be borne by the project proponent, when Metropolitan has paramount/prior rights at the subject location.

Metropolitan will transmit a cost estimate for the modification work to be performed (when it has paramount/prior rights) and will require that a deposit, in the amount of the estimate, be received before the work will be performed.

16.3 Final Billing

Final billing will be based on the actual costs incurred, including engineering plan review, inspection, materials, construction, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the total cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice for the additional amount will be forwarded for payment.

17.0 Street Vacations and Reservation of Easements for Metropolitan

A reservation of an easement is required when all or a portion of a public street where Metropolitan facilities are located is to be vacated. The easement must be equal to the street width being vacated or a minimum 40 feet. The reservation must identify Metropolitan as a "public entity" and not a "public utility," prior to recordation of the vacation or tract map. The reservation of an easement must be submitted to Metropolitan for review prior to final approval.

18.0 Metropolitan Land Use Guidelines

If you are interested in obtaining permission to use Metropolitan land (temporary or long term), a Land Use Form must be completed and submitted to Metropolitan for review and consideration. A nonrefundable processing fee is required to cover Metropolitan's costs for reviewing your request. Land Use Request Forms can be found at:

http://mwdh2o.com/PDF_Doing_Your_Business/4.7.1_Land_Use_Request_form_revised.pdf

The request should be emailed to RealEstateServices@mwdh2o.com, or contact the Real Property Development and Management (RPDM) Group at (213) 217-7750.

After the initial application form has been submitted, Metropolitan may require the following in order to process your request:

- A. A map indicating the location(s) where access is needed, and the location & size (height, width and depth) of any invasive subsurface activity (boreholes, trenches, etc.).
- B. The California Environmental Quality Act (CEQA) document(s) or studies that have been prepared for the project (e.g., initial study, notice of exemption, Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), etc.).
- C. A copy of an ACORD insurance certification naming Metropolitan as an additional insured, or a current copy of a statement of self-insurance.
- D. Confirmation of the legal name of the person(s) or entity(ies) that are to be named as the permittee(s) in the entry permit.
- E. Confirmation of the purpose of the land use.
- F. The name of the person(s) with the authority to sign the documents and any specific signature title block requirements for that person or any other persons required to sign the document (i.e., legal counsel, Board Secretary/Clerk, etc.).
- G. A description of any vehicles that will have access to the property. The exact make or model information is not necessary; however, the general vehicle type, expected maximum dimensions (height, length, width), and a specific maximum weight must be provided.

Land use applications and proposed use of the property must be compatible with Metropolitan's present and/or future use of the property. Any preliminary review of your request by Metropolitan shall not be construed as a promise to grant any property rights for the use of Metropolitan's property.

19.0 Compliance with Environmental Laws and Regulations

As a public agency, Metropolitan is required to comply with all applicable environmental laws and regulations related to the activities it carries out or approves. Consequently, project plans, maps, and other information must be reviewed to determine Metropolitan's obligations pursuant to state and federal environmental laws and regulations, including, but not limited to:

- A. California Environmental Quality Act (CEQA) (Public Resources Code 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 1500-15387)
- B. Federal Endangered Species Act (ESA) of 1973, 16 U.S.C. §§ 1531, et seq.
- C. California Fish and Game Code Sections 2050-2069 (California ESA)
- D. California Fish and Game Code Section 1602
- E. California Fish and Game Code Sections 3511, 4700, 5050 and 5515 (California fully protected species)
- F. Federal Migratory Bird Treaty Act (MBTA), 16 U.S.C. §§ 703-712
- G. Federal Clean Water Act (including but not limited to Sections 404 and 401) 33 U.S.C. §§ 1342, 1344)

- H. Porter Cologne Water Quality Control Act of 1969, California Water Code §§ 13000-14076.
- I. Title 22, California Code of Regulations, Chapter 16 (California Waterworks Standards), Section 64572 (Water Main Separation)

Metropolitan may require the project applicant to pay for any environmental review, compliance and/or mitigation costs incurred to satisfy such legal obligations.

20.0 Paramount Rights / Metropolitan's Rights within Existing Rights-of-Way

Facilities constructed within Metropolitan's rights-of-way shall be subject to the paramount right of Metropolitan to use its rights-of-way for the purpose for which they were acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove or relocate any facilities from its rights-of-way, such removal and replacement or relocation shall be at the expense of the owner of the facility.

21.0 Disclaimer and Information Accuracy

Metropolitan assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavating and assumes all liability for damage to Metropolitan's facilities as a result of such excavation. Additionally, the user is cautioned to conduct surveys and other field investigations as you may deem prudent, to assure that your project plans are correct. The relevant representative from Metropolitan must be called at least two working days, before any work activity in proximity to Metropolitan's facilities.

It generally takes 30 days to review project plans and provide written responses. Metropolitan reserves the right to modify requirements based on case-specific issues and regulatory developments.

Table 1: General Guidelines for Pipeline Separation between Metropolitan’s Pipeline¹ and Sanitary Sewer² or Hazardous Fluid Pipeline³

<p><u>Pipeline Crossings</u></p>	<p>Metropolitan requires that sanitary sewer and hazardous fluid pipelines that cross Metropolitan’s pipelines have special pipe construction (no joints) and secondary containment⁴. This is required for the full width of Metropolitan’s rights-of-way or within 10 feet tangent to the outer edges of Metropolitan’s pipeline within public streets. Additionally, sanitary sewer and hazardous fluid pipelines crossing Metropolitan’s pipelines must be perpendicular and maintain a minimum 1-foot vertical clearance between the top and the bottom of Metropolitan’s pipeline and the pipe casing.</p> <p>These requirements apply to all sanitary sewer crossings regardless if the sanitary sewer main is located below or above Metropolitan’s pipeline.</p>
<p><u>Parallel Pipeline</u></p>	<p>Metropolitan generally does not permit the installation of longitudinal pipelines along its rights-of-way. Within public streets, Metropolitan requires that all parallel sanitary sewer, hazardous fluid pipelines and/or non-potable utilities be located a minimum of 10 feet from the outside edges of Metropolitan’s pipelines. When 10-foot horizontal separation criteria cannot be met, longitudinal pipelines require special pipe construction (no joints) and secondary containment⁴.</p>
<p><u>Sewer Manhole</u></p>	<p>Sanitary sewer manholes are not allowed within Metropolitan’s rights-of-way. Within public streets, Metropolitan requests manholes parallel to its pipeline be located a minimum of 10 feet from the outside edges of its pipelines. When 10 foot horizontal separation criteria cannot be met, the structure must have secondary containment⁵.</p>

Notes:

¹ Separation distances are measured from the outer edges of each pipe.

² Sanitary sewer requirements apply to all recycled water treated to less than disinfected tertiary recycled water (disinfected secondary recycled water or less). Recycled water definitions are included in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Hazardous fluids include e.g., oil, fuels, chemicals, industrial wastes, wastewater sludge, etc.

⁴ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

⁵ Secondary Containment for Structures – Secondary containment consists of external HDPE liner or other approved method.

Table 2: General Guidelines for Pipeline Separation between Metropolitan’s Pipeline¹ and Storm Drain and/or Disinfected Tertiary Recycled Water²

<p><u>Pipeline Crossings</u></p>	<p>Metropolitan requires crossing pipelines to be special pipe construction (no joints) or have secondary containment³ within 10-feet tangent to the outer edges of Metropolitan’s pipeline. Additionally, pipelines crossing Metropolitan’s pipelines must be perpendicular and maintain a minimum 1-foot vertical clearance.</p>
<p><u>Parallel Pipeline</u></p>	<p>Metropolitan generally does not permit the installation of longitudinal pipelines along its rights-of-way. Within public streets, Metropolitan requests that all parallel pipelines be located a minimum of 10 feet from the outside edges of Metropolitan’s pipelines. When 10-foot horizontal separation criteria cannot be met, special pipe construction (no joints) or secondary containment³ are required.</p>
<p><u>Storm Drain Manhole</u></p>	<p>Permanent utility structures (e.g., manhole, catch basin, inlets) are not allowed within Metropolitan’s rights-of-way. Within public streets, Metropolitan requests all structures parallel to its pipeline be located a minimum of 10 feet from the outside edges of its pipelines. When 10 foot horizontal separation criteria cannot be met, the structure must have secondary containment⁴.</p>

Notes:

¹ Separation distances are measured from the outer edges of each pipe.

² Disinfected tertiary recycled water as defined in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

⁴ Secondary Containment for Structures – Secondary containment consists of external HDPE liner or other approved method.

Table 3: General Guidelines for Pipeline Separation¹ between Metropolitan’s Pipeline and Recycled Water^{2,4} Irrigations

<p>Pressurized recycled irrigation mainlines</p>	<ul style="list-style-type: none"> • Crossings - must be perpendicular and maintain a minimum 1-foot vertical clearance. Crossing pressurized recycled irrigation mainlines must be special pipe construction (no joints) or have secondary containment³ within 10-feet tangent to the outer edges of Metropolitan’s pipeline. • Longitudinal - must maintain a minimum 10-foot horizontal separation and route along the perimeter of Metropolitan’s rights-of-way where possible.
<p>Intermittently Energized Recycled Water Irrigation System Components</p>	<ul style="list-style-type: none"> • Crossings - must be perpendicular and maintain a minimum 1-foot vertical clearance. Crossing irrigation laterals within 5-feet tangent to the outer edges of Metropolitan’s pipeline must be special pipe construction (no joints) or have secondary containment³. • Longitudinal – must maintain a minimum 5-foot horizontal separation between all intermittently energized recycled water irrigation system components (e.g. irrigation lateral lines, control valves, rotors) and the outer edges of Metropolitan’s pipeline. Longitudinal irrigation laterals within 5-feet tangent to the outer edges of Metropolitan’s pipeline must be special pipe construction (no joints) or have secondary containment³.
<p>Irrigation Structures</p>	<p>Irrigation structures such as meters, pumps, control valves, etc. must be located outside of Metropolitan’s rights-of-way.</p>
<p>Irrigation spray rotors near Metropolitan’s aboveground facilities</p>	<p>Irrigation spray rotors must be located a minimum of 20-foot from any Metropolitan above ground structures with the spray direction away from these structures. These rotors should be routinely maintained and adjusted as necessary to ensure no over-spray into 20-foot clear zones.</p>
<p>Irrigations near open canals and aqueducts</p>	<p>Irrigation with recycled water near open canals and aqueducts will require a setback distance to be determined based on site-specific conditions. Runoff of recycled water must be contained within an approved use area and not impact Metropolitan facilities. Appropriate setbacks must also be in place to prevent overspray of recycled water impacting Metropolitan’s facilities.</p>

Notes:

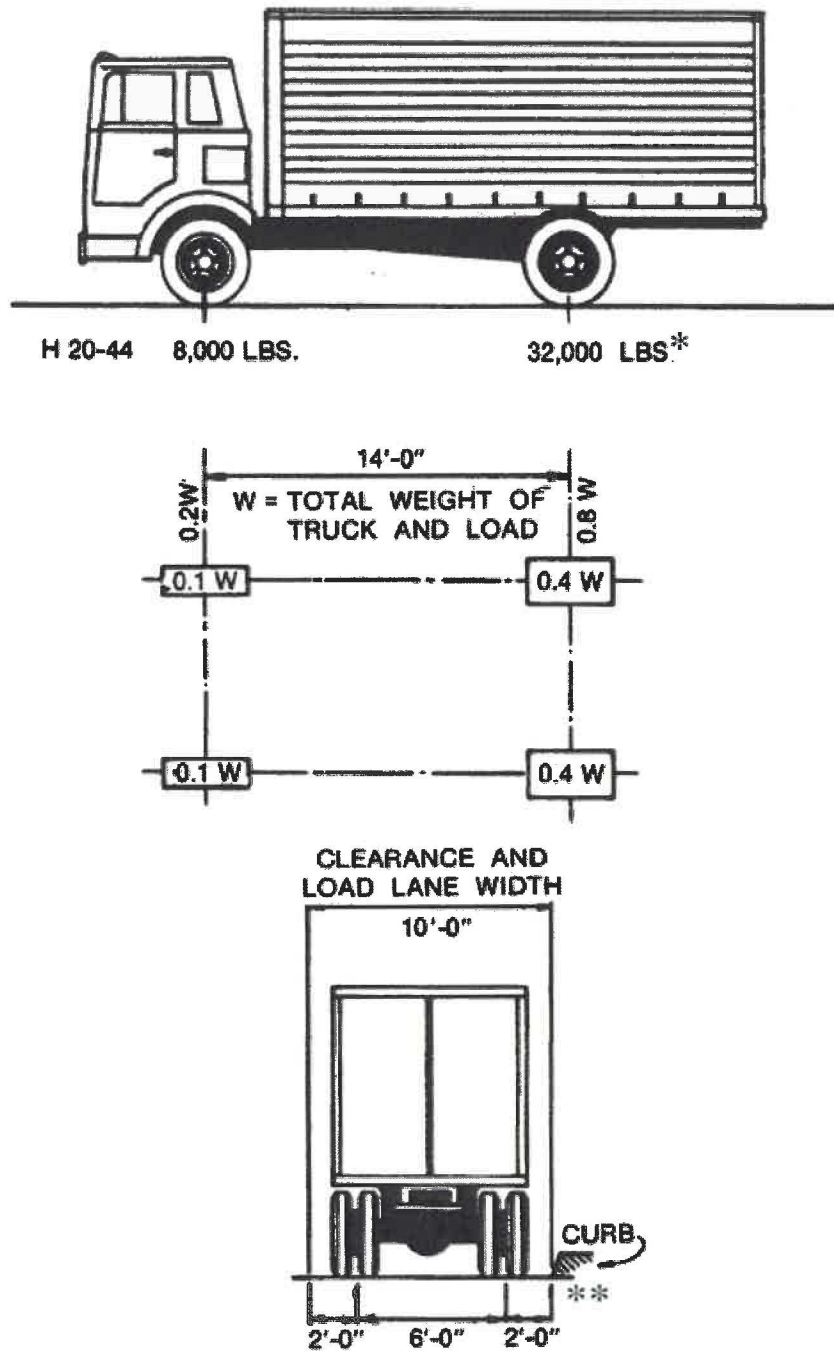
¹ Separation distances are measured from the outer edges of each pipe.

² Requirements for recycled water irrigation apply to all levels of treatment of recycled water for non-potable uses. Recycled water definitions are included in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

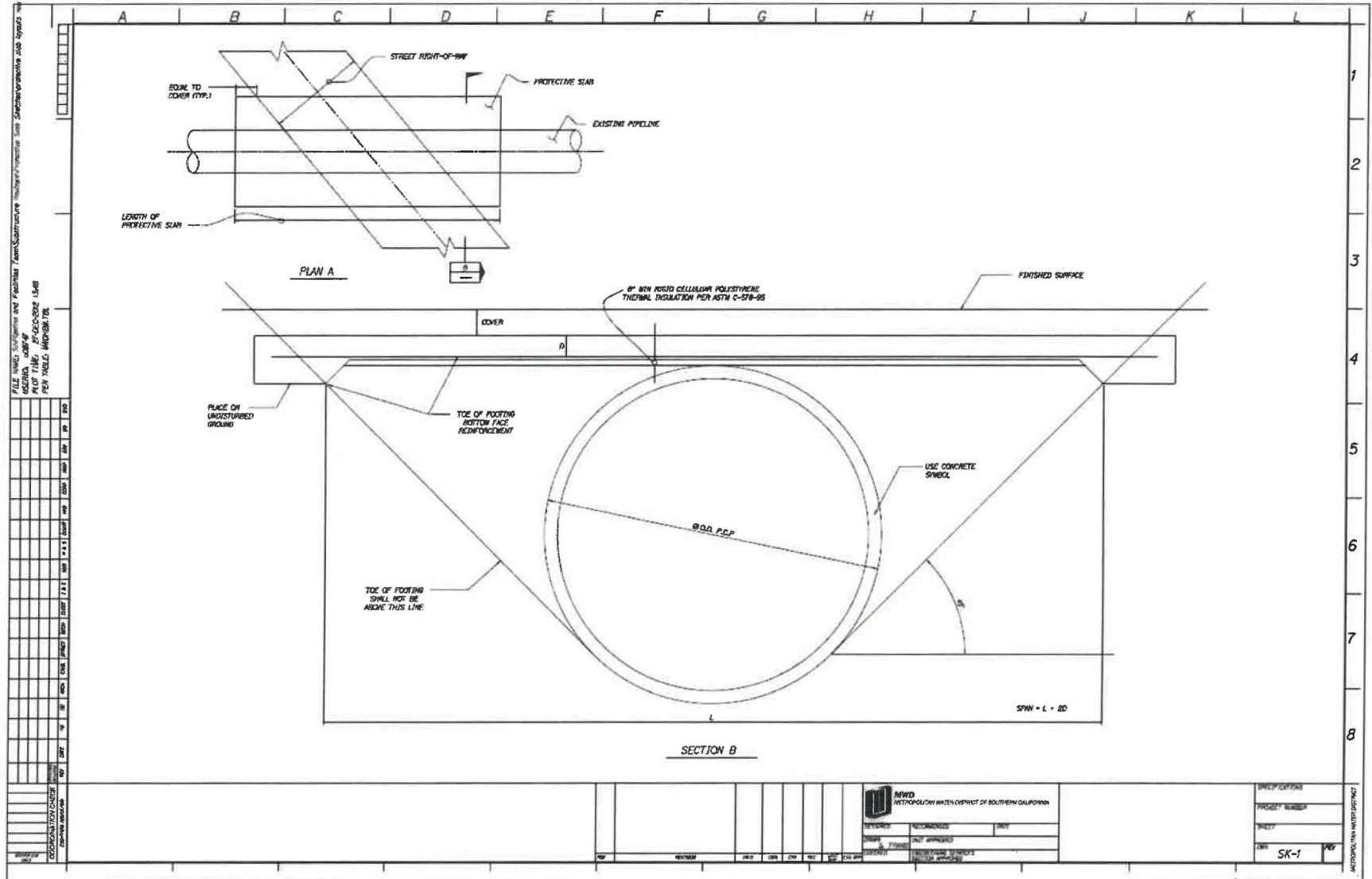
⁴ Irrigation with recycled water shall not be applied directly above Metropolitan’s treated water pipelines.

Figure 1: AASHTO H-20 Loading



Note: The H loadings consist of a two-axle truck or the corresponding lane loadings as illustrated above. The H loadings are designated "H" followed by a number indicating the gross weight in tons of the standard truck.

Figure 2: Drawing SK-1



Jolliffe, Jerry

From: Ebru Ozdil <eozdil@pechanga-nsn.gov>
Sent: Thursday, May 23, 2019 11:42 AM
To: Nanthavongdouangsy, Phayvanh
Cc: Jolliffe, Jerry; Michele Fahley; Andrea Fernandez; Molly Earp-Escobar
Subject: Pechanga Tribe NOP Cmnts on NOP for GPA 1207 Winchester Community Plan
Attachments: Pechanga Tribe Cmnts NOP Winchester Community Plan.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Phayvanh,

Electronically attached are the Pechanga Tribe's comments regarding the above named project. Please respond to this e-mail for confirmation of receipt. A hard copy will also follow via USPS.

Please do not hesitate to contact me should the attachment not open or if you have any questions or comments. We look forward to hearing from you soon so that we can discuss the Project further and schedule our consultation meeting.

Thank you.

*Ebru T. Ozdil
Cultural Analyst
Pechanga Band of Mission Indians
P.O. Box 2183
Temecula, CA 92593*

*Office: (951)-770-6313
Fax: (951)-693-2314
eozdil@pechanga-nsn.gov*

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Jolliffe, Jerry

From: Rull, Paul
Sent: Friday, April 19, 2019 7:23 AM
To: Jolliffe, Jerry
Subject: GPA1207 Winchester Community Plan transmittal ALUC comments
Attachments: GPA1207 transmittal ALUC comment.doc

Hi Jerry,

Thank you for transmitting the above project to ALUC for review. Please find attached my comments. Please note that the project boundaries appear to be located within Zones C, D and E of the Hemet-Ryan Airport Influence Area, which the proposed general plan amendment is required by state law to be reviewed by ALUC.

If you have any questions, please feel free to contact me.

Paul Rull
ALUC Principal Planner



Riverside County Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, Ca 92501
(951) 955-6893
(951) 955-5177 (fax)
PRULL@RIVCO.ORG
www.rcaluc.org

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 19, 2019

Mr. Jerry Jolliffe, Contract Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

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Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

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Riverside

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Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED

Jurisdiction Project Case: GPA1207 Winchester Community Plan

Dear Mr. Jolliffe:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the County of Riverside case; a general plan amendment to establish the Winchester Community Plan.

ALUC staff has determined that the project is located within Compatibility Zones C, D, and E of Hemet-Ryan Airport Influence Area, which has various density and intensity criteria and prohibitions to flight.

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Principal Planner

Jolliffe, Jerry

From: Reinertson, Adria@CALFIRE <Adria.Reinertson@fire.ca.gov>
Sent: Thursday, May 2, 2019 8:59 AM
To: Jolliffe, Jerry
Subject: Winchester Community Plan

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Good morning Jerry. We have received the NOP for the Draft EIR for the Winchester Community Plan. We look forward to reviewing the EIR when it is released. Can you please ensure that we are on your distribution list at the address below. Thanks so much.



Adria Reinertson

Deputy Fire Marshal/Office of the Fire Marshal
CAL FIRE/Riverside County Fire Department
Direct: 951-955-5272 | Main: 951-955-4777
2300 Market St., Ste 150, Riverside, CA 92501
adria.reinertson@fire.ca.gov | www.rvcfire.org

■ Leadership ■ Competence ■ Integrity ■ Safety ■ Customer Service ■

The Office of the County Fire Marshal is committed to facilitating fire and life safety solutions by empowering its employees to serve our community through innovation and partnership.

Jolliffe, Jerry

From: Steve Lauzier <SteveL@sobobaedc.org>
Sent: Wednesday, May 1, 2019 9:48 AM
To: Jolliffe, Jerry
Subject: Soboba EDC - Winchester Community Plan GPA No 1207 April 30 Scoping Meeting
Attachments: Winchester_ParcelOverview (2).pdf

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Mr. Jolliffe good morning.

It was a pleasure to be able to meet you after your presentation at last night's Riverside County Planning Scoping Meeting.

I am brand new with Soboba EDC as its Director of Operations and look forward to working together with you.

As you know the Soboba Tribe is very interested in the developments in this region and see the Winchester Community Plan as crucial to the future lifestyle as well as economic development and employment for all our children.

I hope you will count us in on all future conversations and planning sessions that are applicable and of course feel free to contact us directly with any questions about issues that might possibly affect the tribe's property at the intersection of Domenigoni Parkway and Winchester Road and their neighboring properties. I've attached an aerial of the properties owned with their APN's:

- APN 465180022 3.21707 ac (north of Domenigoni Pkwy) plus 2 easements
- APN 465180038 21.701388 ac (north of Domenigoni Pkwy)
- APN 365180016 68.906174 ac (south of Domenigoni Pkwy) plus a 2.185839 ac EMWD easement

Sincerely,
Stephan Lauzier
C 951-663-0817

STEVE LAUZIER
DIRECTOR OF OPERATIONS

SteveL@sobobaedc.org





Physical: 23904 Soboba Rd. San Jacinto CA, 92583
Mailing: P.O. Box 309 San Jacinto CA, 92581
www.soboba-nsn.gov

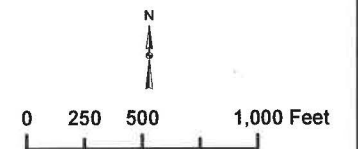
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Winchester Property Overview

-  Salt Creek Channel
-  Winchester Property

Total Acres - (Approx.) 130.17



Jolliffe, Jerry

From: Privitt, Dana <dana.privitt@kimley-horn.com>
Sent: Wednesday, May 1, 2019 9:52 AM
To: Jolliffe, Jerry; Nanthavongdouangsy, Phayvanh
Subject: FW: Soboba EDC - Winchester Community Plan (GPA No. 1207) April 30 Town Scoping Meeting for DRAFT EIR
Attachments: Winchester_ParcelOverview (2).pdf

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From: Steve Lauzier <SteveL@sobobaedc.org>
Sent: Wednesday, May 1, 2019 9:51 AM
To: Privitt, Dana <dana.privitt@kimley-horn.com>
Subject: Soboba EDC - Winchester Community Plan (GPA No. 1207) April 30 Town Scoping Meeting for DRAFT EIR

Ms Privitt is was a pleasure to meet you at yesterday's RivCo Planning presentation held at the Frances Domenigoni Community Center.

As you know the Soboba Tribe is very interested in the developments in this region and see the Winchester Community Plan as crucial to the future lifestyle as well as economic development and employment for all our children.

I hope you will count us in on all future conversations and planning sessions that are applicable and of course feel free to contact us directly with any questions about issues that might possibly affect the tribe's property at the intersection of Domenigoni Parkway and Winchester Road and their neighboring properties. I've attached an aerial of the properties owned with their APN's:

- APN 465180022 3.21707 ac (north of Domenigoni Pkwy) plus 2 easements
- APN 465180038 21.701388 ac (north of Domenigoni Pkwy)
- APN 365180016 68.906174 ac (south of Domenigoni Pkwy) plus a 2.185839 ac EMWD easement

Sincerely,
Stephan Lauzier
C 951-663-0817

STEVE LAUZIER
DIRECTOR OF OPERATIONS

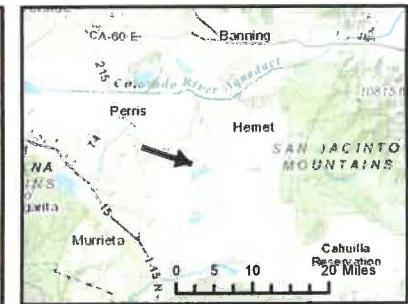
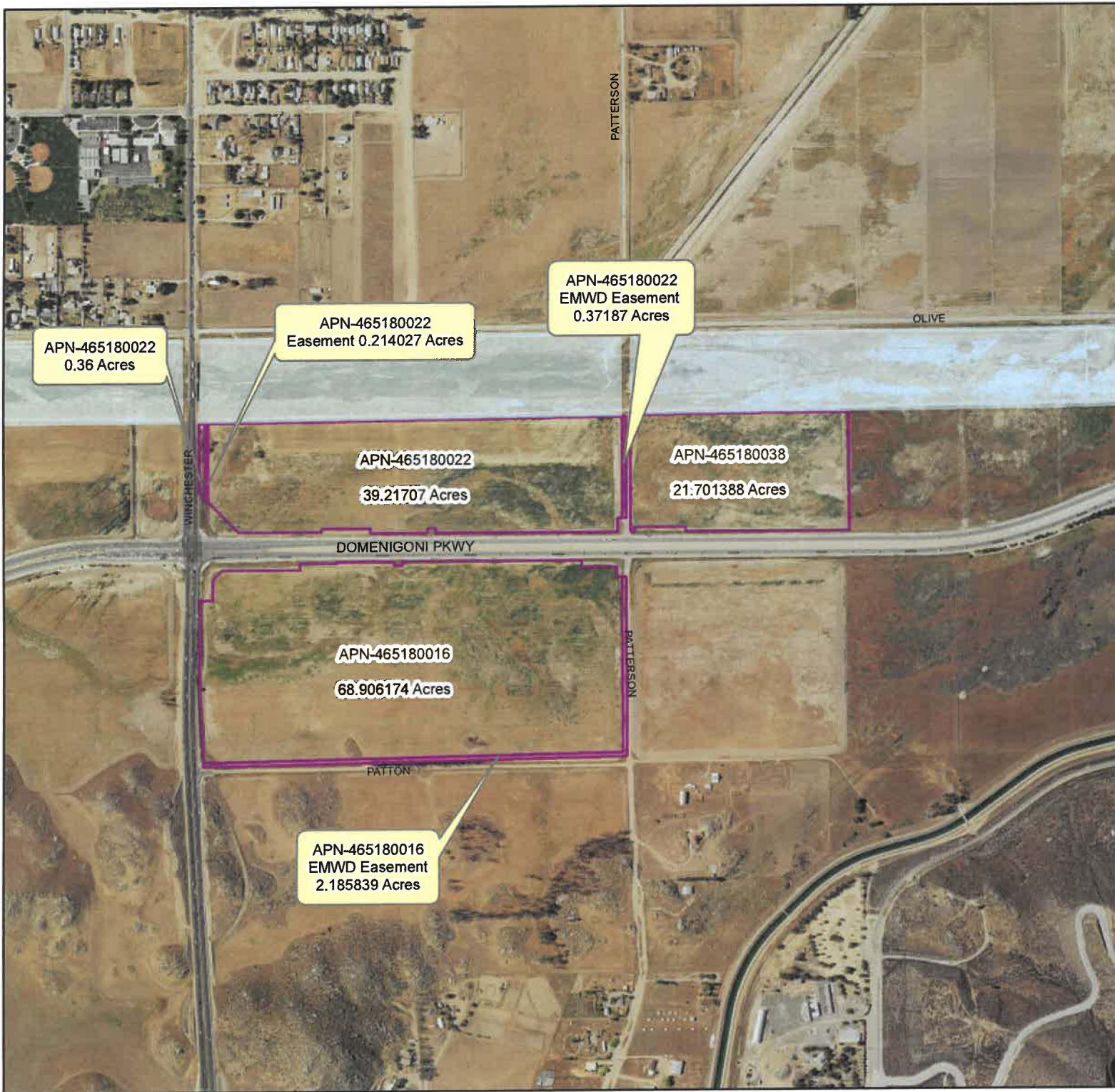
SteveL@sobobaedc.org



Physical: 23904 Soboba Rd. San Jacinto CA, 92583
Mailing: P.O. Box 309 San Jacinto CA, 92581
www.soboba-nsn.gov

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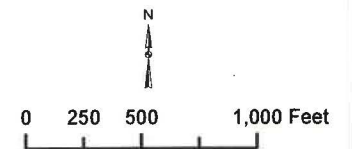
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Winchester Property Overview

-  Salt Creek Channel
-  Winchester Property

Total Acres - (Approx.) 130.17



Jolliffe, Jerry

From: Lijin Sun <LSun@aqmd.gov>
Sent: Tuesday, May 14, 2019 7:14 AM
To: Jolliffe, Jerry
Subject: RESEND: South Coast AQMD Staff NOP Comments for the Winchester Community Plan (GPA No. 1207)
Attachments: RVC190418-05 NOP Winchester Community Plan (GPA No. 1207)_20190514.pdf

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RESEND.

Good Morning,

South Coast AQMD staff's comment letter, sent at 6:59 a.m., did not go through (see below). This e-mail is to resend the comment letter with a corrected e-mail address.

Thank you,
Lijin Sun, J.D.
Program Supervisor, CEQA IGR
South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765
Direct: (909) 396-3308
Fax: (909) 396-3324
Please note that the South Coast AQMD is closed on Mondays.

From: Lijin Sun
Sent: Tuesday, May 14, 2019 6:59 AM
To: JJolliffe@rivco.org
Subject: South Coast AQMD Staff NOP Comments for the Winchester Community Plan (GPA No. 1207)

Dear Mr. Jolliffe,

Attached are South Coast AQMD staff's comments on the Notice of Preparation of a Draft Program Environmental Impact Report for the Winchester Community Plan (GPA No. 1207) ([South Coast AQMD Control Number: RVC190418-05](#)). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. Please contact me if you have any questions regarding these comments.

Thank you,
Lijin Sun, J.D.
Program Supervisor, CEQA IGR
South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765
Direct: (909) 396-3308
Fax: (909) 396-3324
Please note that the SCAQMD is closed on Mondays.



South Coast Air Quality Management District

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

SENT VIA USPS AND E-MAIL:

May 14, 2019

JJolliff@rivco.org

Jerry Jolliffe, Project Manager
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Notice of Preparation of a Draft Program Environmental Impact Report for the Proposed Winchester Community Plan (GPA No. 1207)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Program Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the Draft Program EIR upon its completion. Note that copies of the Draft Program EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the Draft Program EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the Draft Program EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on South Coast AQMD's website at: [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)). South Coast AQMD 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.

On March 3, 2017, the South Coast AQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on South Coast AQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

South Coast AQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and South Coast AQMD to reduce community exposure to source-specific and cumulative air pollution impacts, South Coast AQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. South Coast AQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on South Coast AQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

South Coast AQMD has also developed both regional and localized air quality significance thresholds. South Coast AQMD staff requests that the Lead Agency compare the emissions to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs 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 South Coast AQMD 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>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions 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

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

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, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA operational thresholds to determine the level of significance.

If 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.

Mitigation Measures

If the Proposed 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 CEQA Guidelines Section 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 Proposed Project, including:

- Chapter 11 "Mitigating the Impact of a Project" of South Coast AQMD's *CEQA Air Quality Handbook*
- South Coast AQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- South Coast AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- California Air Pollution Control Officers Association's (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

If the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft Program EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

If implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Draft Program EIR. For more information on permits, please visit South Coast AQMD's webpage at:

<http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

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

South Coast AQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and mitigated where feasible. Please contact me at lsun@aqmd.gov, should you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC190418-05

Control Number

Jolliffe, Jerry

From: Anita Au <au@scag.ca.gov>
Sent: Monday, May 20, 2019 7:10 AM
To: Jolliffe, Jerry
Cc: Ping Chang
Subject: SCAG Comments on the NOP of a DEIR for the Winchester Community Plan [SCAG NO. IGR9881]
Attachments: IGR9881 NOP Winchester Community Plan.pdf

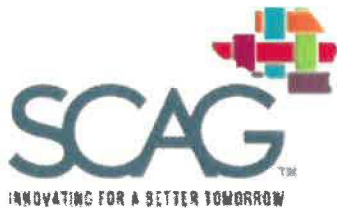
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Good morning Jerry,

Please find attached SCAG Comments on the NOP of a DEIR for the Winchester Community Plan [SCAG NO. IGR9881].




Please contact me at (213) 236-1874 or au@scag.ca.gov if you have any questions or difficulties with the attached file.

Thank you!



Anita Au

Associate Regional Planner
Tel: (213) 236-1874
au@scag.ca.gov

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017
  



Join us for **SCAG's 2019 Regional Conference & General Assembly, "Beyond Boundaries"**
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ASSOCIATION OF GOVERNMENTS
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Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

May 20, 2019

Mr. Jerry Jolliffe, Contract Planner
County of Riverside, Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501
Phone: (951) 955-1181
E-mail: JJolliff@RIVCO.ORG

RE: SCAG Comments on the Notice of Preparation of a Draft Program Environmental Impact Report for the Winchester Community Plan [SCAG NO. IGR9881]

Dear Mr. Jolliffe,

Thank you for submitting the Notice of Preparation of a Draft Program Environmental Impact Report for the Winchester Community Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Program Environmental Impact Report for the Winchester Community Plan in Riverside County. The proposed project includes a community plan to promote growth in the Winchester community, an approximately 23,153 acre site.

When available, please send environmental documentation to SCAG's Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to au@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or au@scag.ca.gov. Thank you.

Sincerely,

Ping Chang
Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE
WINCHESTER COMMUNITY PLAN [SCAG NO. IGR9881]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>

*SCAG does not yet have an agreed-upon security performance measure.

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted County of Riverside Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	2,479,800	3,055,100	3,183,700
Households	6,458,000	7,325,000	7,412,300	802,400	1,009,000	1,054,300
Employment	8,414,000	9,441,000	9,871,500	848,700	1,111,800	1,174,300

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

Jolliffe, Jerry

From: Loretta Domenigoni <loretta@gorecreation.org>
Sent: Monday, May 20, 2019 2:06 PM
To: Jolliffe, Jerry
Cc: 'James Salvador'
Subject: Signed Winchester Land GPA 1207 Agency Response to NOP 20190520.pdf
Attachments: Sogned Winchester Land GPA 1207 Agency Response to NOP 20190520.pdf; VWRPD Planning Flowchart Final 10-2018.pdf

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Hello Jerry –

Please see Valley-Wide's response to the Winchester Community GPA NOP.

When development projects are going through the entitlement process, we will have more detailed requirements as appropriate for each development project. Please continue to keep us informed of all development, thank you.

Kind regards
Loretta



VALLEY-WIDE
RECREATION AND PARK DISTRICT

GoRecreation.org
AWARD WINNING CALIFORNIA PARKS

BOARD OF
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President

John Bragg
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Member

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General Manager

May 17, 2019

Jerry Jolliffe
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: WINCHESTER COMMUNITY PLAN (GPA NO. 1207) – AGENCY RESPONSE

Dear Mr. Jolliffe:

Valley-Wide Recreation and Park District has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the above referenced project. The Winchester Community Plan lies within Valley-Wide's service territory and all development projects shall be subject to review by Valley-Wide. Per the attached Planning Flow Chart, development projects shall also be required to annex into the Valley-Wide Winchester Parks Community Facilities District for landscape maintenance of any landscaped areas located within our district boundaries.

In regards to parks and open space, Valley-Wide requires five (5) acres of developed park land for every 1,000 population. All residential projects will be subject to this requirement. For residential projects where a park is not required, park fees will be paid to Valley-Wide in lieu of dedicated park land.

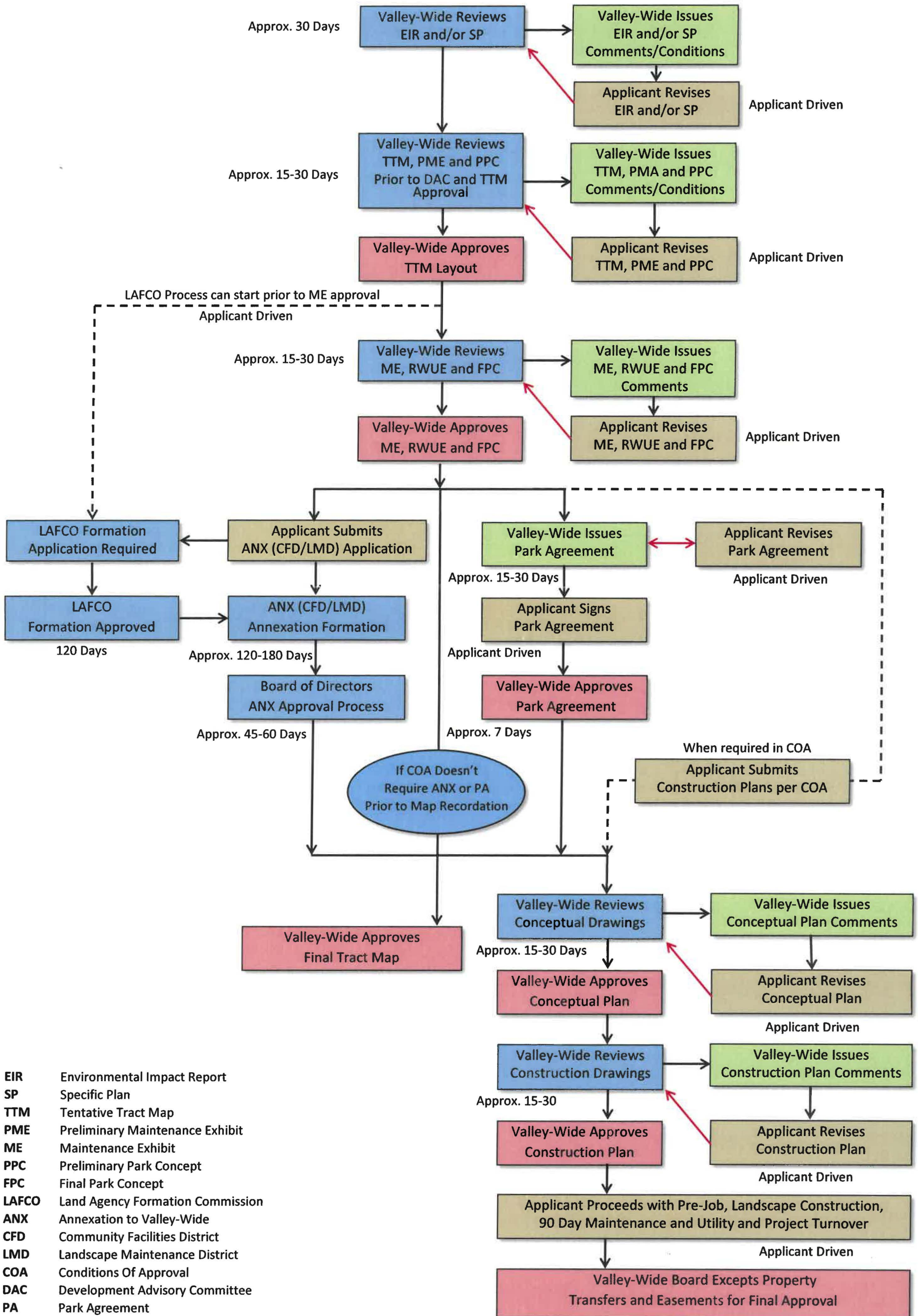
As a courtesy, our current standards and specifications can be found online at www.GoRecreation.org.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Loretta Domenigoni, Park Planner
Valley-Wide Recreation and Park District

Enclosures: Planning Flow Chart



- EIR** Environmental Impact Report
- SP** Specific Plan
- TTM** Tentative Tract Map
- PME** Preliminary Maintenance Exhibit
- ME** Maintenance Exhibit
- PPC** Preliminary Park Concept
- FPC** Final Park Concept
- LAFCO** Land Agency Formation Commission
- ANX** Annexation to Valley-Wide
- CFD** Community Facilities District
- LMD** Landscape Maintenance District
- COA** Conditions Of Approval
- DAC** Development Advisory Committee
- PA** Park Agreement

Jolliffe, Jerry

From: Campbell, Tricia
Sent: Thursday, May 23, 2019 1:29 PM
To: Field, John D; Nanthavongdouangsy, Phayvanh; Jolliffe, Jerry
Cc: Landry, Charles; Bernas, Honey
Subject: RE: NOP For Winchester Community Plan

Jerry:

It was very nice to meet you today to discuss this General Plan revision. I have attached a copy of the RCA exhibit we looked at this morning (minus parcels, non-RCA easements, etc). As we discussed, the portion of the proposed Winchester Community Plan that includes criteria cells 5070, 5067, 5068, and 5170 would only involve the inclusion of an already adopted Specific Plan (310) that included these cells. Other than this area, there is a single criteria cell (3887) in the far northeast corner of the proposed GP revision that is described for conservation. These lands are described for conservation as part of the Hemet Vernal Pool Complex and as such supports rare alkali vernal pool species. Development of the eastern portion of Cell 3887 would likely require a Criteria Refinement and mitigation that can be expensive and difficult to find.

Thank you for taking the time to meet with us this morning. Please let us know if you have any questions.

Sincerely,
Tricia



Winchester
Community Pla...



Tricia A. Campbell
Director of Reserve Management and Monitoring
Western Riverside County
Regional Conservation Authority
3403 10th St, Ste 320
Riverside, CA 92501-3627
tcampbell@wrcrca.org
(951) 955-9700 main / (951) 955-8805 direct

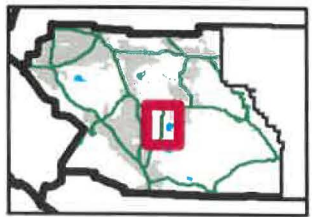
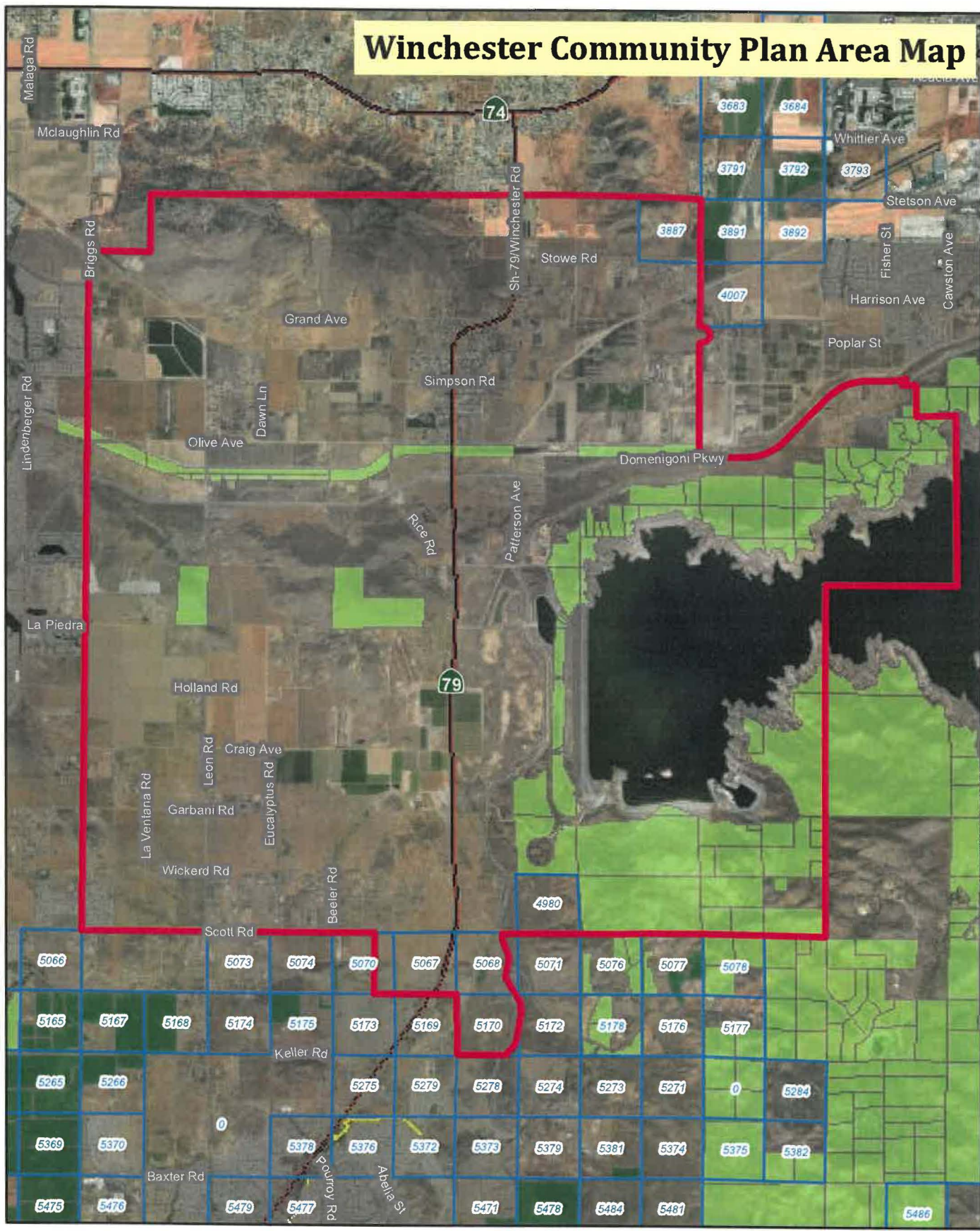
-----Original Appointment-----

From: Staudenmaier, Kristin **On Behalf Of** Campbell, Tricia
Sent: Tuesday, May 14, 2019 2:59 PM
To: Campbell, Tricia; Field, John D; Nanthavongdouangsy, Phayvanh; Jolliffe, Jerry
Subject: NOP For Winchester Community Plan
When: Thursday, May 23, 2019 10:30 AM-11:30 AM (UTC-08:00) Pacific Time (US & Canada).
Where: RCA Conference Room

Participants:

Tricia Campbell
John Field
Jerry Jolliffe
Phayvanh Nanthavongdouangsy

Winchester Community Plan Area Map



-  Winchester Community Plan Area
-  Criteria Cell
-  RCA MSHCP Conserved Land
-  Public/Quasi-Public Conserved Land
-  WRC Non RCA Conservation Easement
-  Highway



May 23, 2019