

## Appendix C2

### Tribal Consultation

# Certificate of Mailing

I hereby certify that on October 24, 2022, I deposited in the United States mail, at the City of Hemet, letters giving notice of a public hearing to be conducted by the City of Hemet **Planning Commission** as follows:

**Project:** AB 52 Tribal Consultations for the City of Hemet ( SDR 21-021) – JD Fields

**Postage**    \$0.57 x 21    =    \$ 11.97

The above described letters were sent by first class mail and addressed per the appended list.

I declare under penalty of perjury the foregoing is true and correct.

Amber D. Perry  
Signature

10/24/2022  
Date

Pechanga Band of Luiseno Indians  
Paul Macarro, Cultural Resources  
Coordinator  
P.O. Box 1477  
Temecula, California 92593

Rincon Band of Luiseno Indians Cultural  
Resources Department  
Bo Mazzetti, Chairperson  
One Government Center Lane  
Valley Center, California 92082

Morongo Band of Mission Indians  
Robert Martin, Chairperson  
12700 Pumarra Road  
Banning, California 92220

Agua Caliente Band of Cahuilla Indians  
Jeff Grubbe, Chairperson  
5401 Dinah Shore  
Palm Springs, California 92264

Soboba Band of Luiseno Indians  
Joseph Ontiveros, Director  
P.O. Box 487  
San Jacinto, California 92581

Soboba Band of Luiseno Indians  
Scott Cozart, Chairperson  
P.O. Box 487  
San Jacinto, CA 92583

Ramona Band of Cahuilla  
Joseph Hamilton, Chairperson  
P.O. Box 391670  
Anza, CA 92539

Pechanga Band of Luiseno Indians  
Mark Macarro, Chairperson  
P.O. Box 1477  
Temecula, CA 92593

Quechan Tribe Fort Yuma Reservation  
Jill McCormick, Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366

Ramona Band of Cahuilla  
John Gomez, Coordinator  
P.O. Box 391670  
Anza, CA 92539

Rincon Band of Luiseno Indians  
Cheryl Madrigal, Tribal HPO  
One Government Center Lane  
Valley Center, CA 92082

Santa Rosa Band of Cahuilla Indians  
Lovina Redner, Tribal Chair  
P.O. Box 391820  
Anza, CA 92539

Los Coyotes Band of  
Cahuilla and Cupeño Indians  
Shane Chapparosa, Chairperson  
P.O. Box 189  
Warner Springs, CA 92086-0189

Agua Caliente Band of Cahuilla Indians  
Patricia Garcia-Plotkin, Director  
5401 Dina Shore Drive  
Palm Springs, CA 92264

Augustine Band of  
Cahuilla Mission Indians  
Amanda Vance, Chairperson  
P.O. Box 846  
Coachella, CA 92236

Cabazon Band of Mission Indians  
Doug Welmas, Chairperson  
84-245 Indio Springs Parkway  
Indio, CA 92203

Cahuilla Band of Indians  
Daniel Salgado, Chairperson  
52701 U.S. Highway 371  
Anza, CA 92539

Morongo Band of Mission Indians  
Denise Torres, Cultural Resources  
12700 Pumarra Road  
Banning, CA 92220

Pala Band of Mission Indians  
Shasta Gaughen, Tribal HPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

Torres-Martinez Desert Cahuilla Indians  
Michael Mirelez, Coordinator  
P.O. Box 1160  
Thermal, CA 92274

Quechan Fort Yuma Reservation  
Manfred Scott, Acting Chairman  
P.O. Box 1899  
Yuma, CA 85366



# City of Hemet

PLANNING DIVISION.

445 EAST FLORIDA AVENUE · HEMET, CALIFORNIA 92543 (951) 765-2375

October 24, 2022

## Sample Letter

### **Re: AB 52 Tribal Consultations for the City of Hemet (SDR 21-021) -JD Fields Project**

To Whom It May Concern:

The City of Hemet hereby notifies you that it is processing a discretionary application, in which the City is responsible for government-to-government consultation with Native American Tribes pursuant to California Assembly Bill 52. The project involves the processing of a site development review, which is subject to the California Environmental Quality Act (CEQA). Therefore, the City of Hemet will prepare an environmental determination pursuant to CEQA for the project.

State law under Assembly Bill 52 (Public Resources Code Section 21080.3.1) allows California Native American tribes 30 days to request consultation regarding possible significant effects that implementation of a proposed project may have on tribal cultural resources. The City of Hemet will begin the consultation process within 30 days of receiving a tribe's request for consultation. The consultation may include a discussion concerning the type of environmental review necessary for the project, the significance of tribal resources discovered, the significance of the project's impacts on tribal resources, and if necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend.

**Application Numbers:**                      **Site Development Review (SDR) 21-021**

**Project Description:**                      The Project applicant proposes the development of an approximately 25,000 square foot (sq.ft.) metal/prefab modular warehouse building consisting of approximately 22,000 sq.ft. warehouse space and approximately 3,000 sq.ft. office, and 11,961 sq.ft. infiltration basin. The Project would also include approximately 60 parking stalls that include standard auto parking stalls and three accessible parking stalls, including three loading and off-loading truck dock doors, interior drives, 7.0 acres (308,000 sq.ft.) of laydown or outdoor storage facility, six-foot-tall perimeter fencing, and landscaping. The proposed warehouse facility is anticipated to be utilized by the owner/operator, JD Fields & Company, for receipt/delivery, storage, fabrication and distribution of steel/pvc pipe, steel piling, plumbing equipment, valves and flanges.

**Location:**                                      Undeveloped land (9.2 acres), located east side of Gilmore Street and approximately 700 feet south of W. Acacia Avenue (APN 456-140-008)

**Project Applicant:** JD Fields & Company, Inc. C/O Foxgate Capital

**Attachments:**

1. General Plan Land Use Map
2. Current Zoning Map
3. Aerial Map
4. Site Plan

Please feel free to contact me at (951) 765-2370 or by e-mail at [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov) if you have any questions or would like additional information.

Sincerely,



Monique Alaniz-Flejter, AICP  
Principal Planner



SDR21-021  
JD Fields

Aerial Map



**Land Use Designations**

- RR** Rural Residential (0.0 - 2.0 du/ac)
- HR** Hillside Residential (0.0 - 0.5 du/ac)
- LDR** Low Density Residential (2.1 - 5.0 du/ac)
- LMDS** Low Medium Density Residential (5.1 - 8.0 du/ac)
- MOR** Medium Density Residential (8.1 - 18.0 du/ac)
- HDR** High Density Residential (18.1 - 30.0 du/ac)
- VHHR** Very High Density Residential (30.1 - 45.0 du/ac)
- NC** Neighborhood Commercial (FAR 0.35)
- CC** Community Commercial (FAR 0.40)
- RC** Regional Commercial (FAR 0.50)
- MJ** Mixed Use (Varies)

**Environmental Management Area**

- EMA** Areas subject to MSHCP criteria
- ARPT** Airport
- OP** Office Professional (FAR 2.0)
- BP** Business Park (FAR 0.60)
- I** Industrial (FAR 0.45)

- IAOZ** Interim Airport Overlay Zone
- OP/C** Quasi-Public/Cultural
- PF** Public Facilities
- S** School
- P** Park/Recreation
- OS** Open Space
- A** Agriculture

**SDR21-021**  
**JD Fields**

**GP Map**



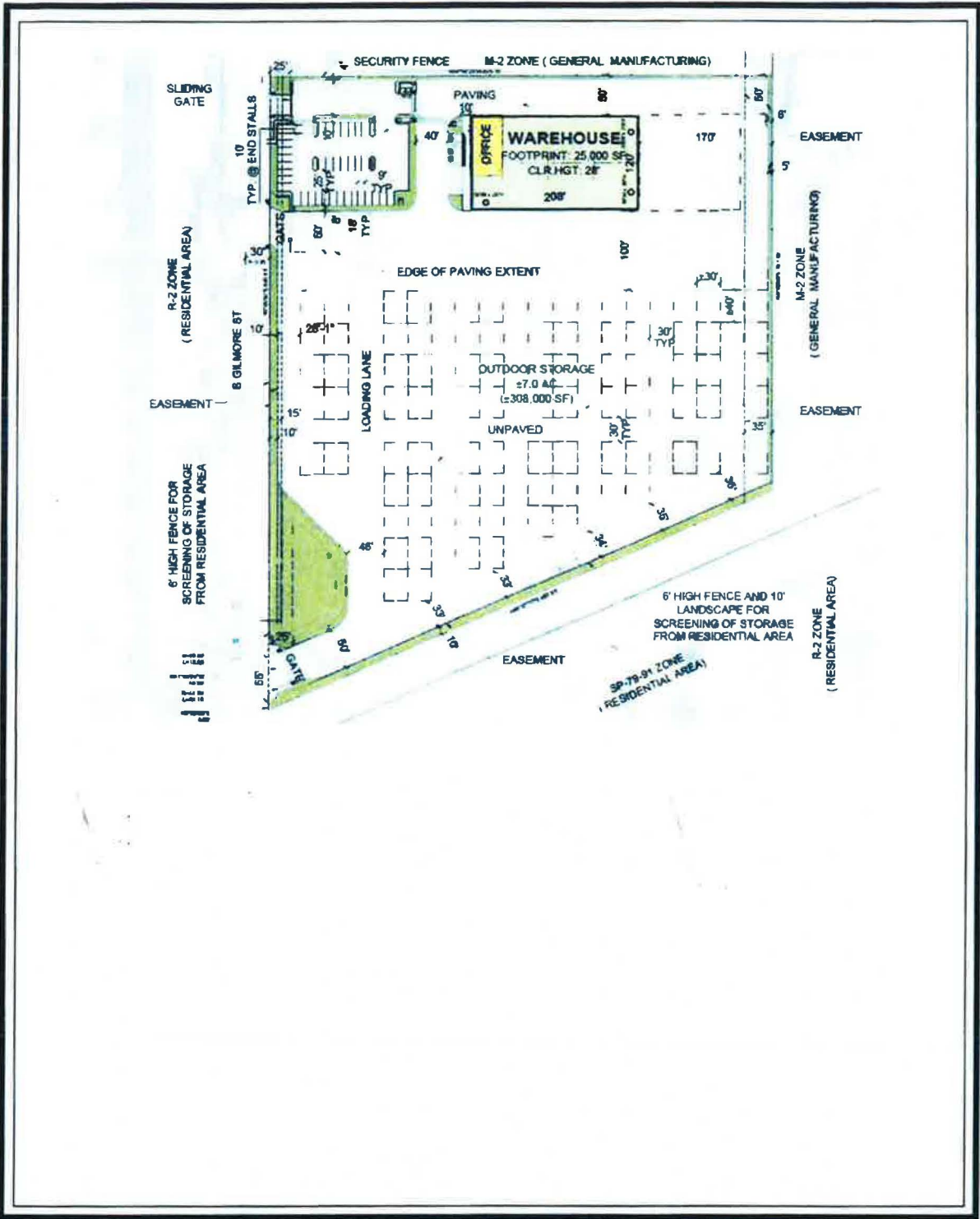
**Zoning**

- |  |                                       |
|--|---------------------------------------|
| A-1 - LIGHT AGRICULTURE                        | C-M - COMMERCIAL MANUFACTURING        |
| A-2 - HEAVY AGRICULTURE                        | B-P - BUSINESS PARK                   |
| R-R - RURAL RESIDENTIAL                        | M-1 - LIMITED MANUFACTURING           |
| R-1 - SINGLE FAMILY RESIDENTIAL                | M-2 - GENERAL MANUFACTURING           |
| SLR - SMALL LOT RESIDENTIAL                    | OS-R - OPEN SPACE RECREATION          |
| R-2 - LOW DENSITY MULTIPLE FAMILY RESIDENTIAL  | OS-G - OPEN SPACE GENERAL             |
| R-3 - MULTIPLE FAMILY RESIDENTIAL              | R-I - PUBLIC INSTITUTIONAL            |
| TR-20 - INDEPENDENT MOBILE HOME SUBDIVISION    | S-1 RELIGIOUS INSTITUTIONS            |
| R-4 - HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL | PCD / PUD / SP - SPECIFIC PLAN        |
| O-P - OFFICE PROFESSIONAL                      | SP-R - SPECIFIC PLAN REQUIRED         |
| C-1 - NEIGHBORHOOD COMMERCIAL                  | MU - SPECIFIC PLAN REQUIRED MIXED USE |
| C-2 - GENERAL COMMERCIAL                       |                                       |

SDR21-021  
JD Fields

Zoning Map





SDR21-021  
JD Fields

Site Plan



03-039-2022-004

November 08, 2022

[VIA EMAIL TO:mflejter@hemetca.gov]  
City of Hemet  
Ms. Monique Alaniz-Flejter  
445 East Florida Avenue  
Hemet, California 92543

**Re: AB 52 Tribal Consultations for the City of Hemet, SDR 21-023, JD Fields Project**

Dear Ms. Monique Alaniz-Flejter,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the JD Fields project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

- \*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- \*A copy of the records search with associated survey reports and site records from the information center.
- \*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1134. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Nicole Raslich  
Archaeological Technician  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

## Cano, Kari

---

**From:** Monique Alaniz-Flejter <MFlejter@hemetca.gov>  
**Sent:** Tuesday, November 8, 2022 11:42 AM  
**To:** Raslich, Nicole (TRBL); THPO Consulting  
**Cc:** Mina Morgan  
**Subject:** RE: AB 52 Tribal Consultations for the City of Hemet, SDR 21-023, JD Fields Project  
**Attachments:** Record Search BCR Assessor Parcel Number 456-140-008 Project.pdf; Assessor Parcel Number 456-140-008 Project mapping.jpg; Appendix C - Cultural Report.pdf

Good morning Ms. Raslich,

Per the letter of request, please see the attached documents for JD Fields project SDR 21-021.

Thank you.

Monique Alaniz-Flejter, AICP  
Principal Planner  
City of Hemet | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2370 |  
City Hall Hours (Monday thru Friday) 7:30am-5:30pm

Please note my new Office Hours (Tuesday thru Friday) 7:00am-5:30pm

-----Original Message-----

**From:** Raslich, Nicole (TRBL) <nraslich@aguacaliente.net>  
**Sent:** Tuesday, November 8, 2022 10:23 AM  
**To:** Monique Alaniz-Flejter <MFlejter@hemetca.gov>; THPO Consulting <ACBCI-THPO@aguacaliente.net>  
**Subject:** AB 52 Tribal Consultations for the City of Hemet, SDR 21-023, JD Fields Project

Warning: This email originated from outside the City of Hemet. Think before you click!

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Hello Monique,

If you have any questions about the attached letter please feel free to contact me.

Thank you,

Nicole A. Raslich, M.A.  
Archaeological Technician  
Tribal Historic Preservation Office  
Agua Caliente Band of Cahuilla Indians  
D: +1 (760) 883-1134  
C: +1 (760) 985-3615  
nraslich@aguacaliente.net

## Cano, Kari

---

**From:** Monique Alaniz-Flejter <MFlejter@hemetca.gov>  
**Sent:** Tuesday, November 15, 2022 2:04 PM  
**To:** 'Joseph Ontiveros'  
**Cc:** Isaiah Vivanco; jvaldez@soboba-nsn.gov; H.P. Kang  
**Subject:** AB 52 Letters (City of Hemet) Follow-Up Check-In  
**Attachments:** (Conditions)7-15-2020\_City of Hemet- Stetson Corner- Cultural Resources and Tribal Cultural Resources- Soboba.docx

Good afternoon Joseph,

It's been a while since the Planning Division we have received correspondence from the Soboba community. We hope you are all doing well!

Last month, AB 52 letters for new and upcoming projects were mailed out.

Just in case, would Soboba desire to include conditions to be implemented for the following projects?

Please advise.

Thank you.

P.S. Please see project descriptions:

- **AB 52 Letter Mailed 10/24/22 for JD Fields Project (SDR 21-021):**The Project applicant proposes the development of an approximately 25,000 square foot (sq.ft.) metal/prefab modular warehouse building consisting of approximately 22,000 sq.ft. warehouse space and approximately 3,000 sq.ft. office, and 11,961 sq.ft. infiltration basin. The Project would also include approximately 60 parking stalls that include standard auto parking stalls and three accessible parking stalls, including three loading and off-loading truck dock doors, interior drives, 7.0 acres (308,000 sq.ft.) of laydown or outdoor storage facility, six-foot-tall perimeter fencing, and landscaping. The proposed warehouse facility is anticipated to be utilized by the owner/operator, JD Fields & Company, for receipt/delivery, storage, fabrication and distribution of steel/pvc pipe, steel piling, plumping equipment, valves and flanges. **(Location)** Undeveloped land (9.2 acres), located east side of Gilmore Street and approximately 700 feet south of W. Acacia Avenue (APN 456-140-008)



- **AB 52 Letter Mailed 10/20/2022 for TTM 37558 (800 N Girard Street):**The project includes the subdivision of a 13-acre parcel into 51 lots for the future construction of single-family residences; one lot containing a water quality basin; two lots dedicated to open space, and associated streets, sidewalks, and other infrastructure

improvements. The 51 residential lots would average approximately 8,073 square feet in size. The Proposed Project would change the Project Area's existing zoning of R-2 (Low Density Multiple Family Residential) to R-1-6 (Single Family Residential, 6,000 square feet minimum lot size). The Project Area's General Plan land use designation of Low Medium Density Residential (LMDR 5.1-8.0 dwelling units per acre) would remain the same. The net lot area of the Project area after roadway improvements, open space, and water quality basins is approximately 9-acres. **Location:** The project is bound by Girard Street to the west, Park Avenue to the east, and Menlo Avenue to the south (APN 439-230-005).



- **AB 52 Letter Mailed October 3, 2022 for Zone Change 22-001 & CUP 22-001 for Rally's Burger:** The applicant requests approval to construct and operate a 1,008 square-foot Rally's Hamburger drive-thru restaurant, including site improvements on an 0.75 acre. The project also involves a zone change from M-2 (General Manufacturing) to M-1 (Limited Manufacturing). Restaurants with drive-thru are allowed in the M-1 (Limited Manufacturing) zone, subject to Conditional Use Permit (CUP) approval. The M-1 (Limited Manufacturing) zone is consistent with the General Plan Land Use Designation of BP-Business Park (FAR 0.60) of the General Plan. **Location:** The 0.75 acre property is located at the northwest corner of S Sanderson Avenue and Tanya Avenue (APN 456-050-012)



**Monique Alaniz-Flejter, AICP**  
**Principal Planner**

City of Hemet | 445 E. Florida Avenue, Hemet, CA 92543

(951) 765-2370 |

City Hall Hours (Monday thru Friday) 7:30am-5:30pm

**Please note my new Office Hours (Tuesday thru Friday) 7:00am-5:30pm**



December 07, 2022

[VIA EMAIL TO:mflejter@hemetca.gov]

City of Hemet  
Ms. Monique Alaniz-Flejter  
445 East Florida Avenue  
Hemet, California 92543

**Re: JD Fields, SDR 21-023 Project**

Dear Ms. Monique Alaniz-Flejter,

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

\*Please provide mitigation measures for the project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Lacy Padilla  
Operations Manager  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

## Cano, Kari

---

**From:** Monique Alaniz-Flejter <MFlejter@hemetca.gov>  
**Sent:** Friday, December 9, 2022 9:17 AM  
**To:** Cano, Kari  
**Cc:** Terence Cooper  
**Subject:** FW: JD Fields, SDR 21-023 Project

**Categories:** External

Hi Kari,

Can you please send me the draft cultural measures for the project?

Please see email below.

**Monique Alaniz-Flejter, AICP**

**Principal Planner**

City of Hemet | 445 E. Florida Avenue, Hemet, CA 92543

(951) 765-2370 |

City Hall Hours (Monday thru Friday) 7:30am-5:30pm

**Please note my new Office Hours (Tuesday thru Friday) 7:00am-5:30pm**

---

**From:** THPO Consulting <ACBCI-THPO@aguacaliente.net>  
**Sent:** Friday, December 9, 2022 8:51 AM  
**To:** Monique Alaniz-Flejter <MFlejter@hemetca.gov>  
**Subject:** RE: JD Fields, SDR 21-023 Project

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Good Morning Monique,

We would like to review the current cultural mitigation measures the City requires for the project.

Thank you,

**Lacy Padilla, M.A., RPA**

THPO Operations Manager

Agua Caliente Band of Cahuilla Indians

5401 Dinah Shore Drive Palm Springs, CA 92264

C: 760-333-5222

**From:** Monique Alaniz-Flejter <[MFlejter@hemetca.gov](mailto:MFlejter@hemetca.gov)>  
**Sent:** Thursday, December 8, 2022 4:51 PM  
**To:** THPO Consulting <[ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net)>  
**Subject:** FW: JD Fields, SDR 21-023 Project

**\*\* This Email came from an External Source \*\***

Good evening Lacy,

Based on the letter provided, I need a little bit of clarification.

Are there specific mitigation measures that are being referred to or general mitigation for the project in general (i.e. biological, air quality etc.)?

Are there Cultural or Paleo mitigation measures the tribe would recommend to be included?

Please advise.

Thank you.

Monique Alaniz-Flejter, AICP  
Principal Planner  
City of Hemet | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2370 |  
City Hall Hours (Monday thru Friday) 7:30am-5:30pm

Please note my new Office Hours (Tuesday thru Friday) 7:00am-5:30pm

-----Original Message-----

From: THPO Consulting  
Sent: Wednesday, December 7, 2022 4:24 PM  
To: Monique Alaniz-Flejter  
Subject: JD Fields, SDR 21-023 Project

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Good Afternoon Monique,

If you have any questions about the attached letter please feel free to contact me.

Thank you,

Lacy Padilla, M.A., RPA  
THPO Operations Manager  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive Palm Springs, CA 92264  
C: 760-333-5222



*This email has been scanned by Inbound Shield™.*

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-039-2022-004

December 12, 2022

[VIA EMAIL TO:mflejter@hemetca.gov]

City of Hemet  
Ms. Monique Alaniz-Flejter  
445 East Florida Avenue  
Hemet, California 92543

## Re: JD Fields

Dear Ms. Monique Alaniz-Flejter,

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

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

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Lacy Padilla  
Operations Manager  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

## Cano, Kari

---

**From:** Monique Alaniz-Flejter <MFlejter@hemetca.gov>  
**Sent:** Tuesday, January 3, 2023 8:18 AM  
**To:** Terence Cooper  
**Cc:** Cano, Kari; Kristen Stoner  
**Subject:** FW: AB-52 Consultation SDR21-021 Project

**Categories:** External

To all,

Please see email below.

Thank you.

**Monique Alaniz-Flejter, AICP**

**Principal Planner**

City of Hemet | 445 E. Florida Avenue, Hemet, CA 92543

(951) 765-2370 |

City Hall Hours (Monday thru Friday) 7:30am-5:30pm

**Please note my new Office Hours (Tuesday thru Friday) 7:00am-5:30pm**

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**From:** Tribal Historic Preservation Office <thpo@morongo-nsn.gov>  
**Sent:** Wednesday, December 28, 2022 4:38 PM  
**To:** Monique Alaniz-Flejter <MFlejter@hemetca.gov>  
**Cc:** Laura Chatterton <lchatterton@morongo-nsn.gov>; Ann Brierty <ABrierty@morongo-nsn.gov>  
**Subject:** AB-52 Consultation SDR21-021 Project

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The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the City of Hemet (City) letter regarding the above referenced project on October 26, 2022. The proposed SDR21-021 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the City to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and requests the following from the City to ensure meaningful consultation:

- Currently proposed Project design and Mass Grading Maps

- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius from the project boundary. If this work has already been done, please furnish copies of the cultural resource documentation (ArcMap Shapefiles, reports and site records) generated through this search so that we can compare and review with our records to begin productive consultation.
- Tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing, if this fieldwork has not already taken place. In the event that archaeological crews have completed this work, our office requests a copy of the current Phase I study or other cultural assessments (including the cultural resources inventory).
- Shapefiles of the Projects area of effect (APE)
- Geotechnical Report

**This letter does not conclude consultation.** Upon receipt of the requested documents the MBMI THPO may further provide recommendations and/or mitigation measures.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO). MBMI Cultural Resource Specialist Laura Chatterton, will be assisting the Tribe in the review of this project. Please do not hesitate to contact us at [ABrierty@morongo-nsn.gov](mailto:ABrierty@morongo-nsn.gov), [THPO@morongo-nsn.gov](mailto:THPO@morongo-nsn.gov), [lchatterton@morongo-nsn.gov](mailto:lchatterton@morongo-nsn.gov) or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the City of Hemet.

The information contained in this communication is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, or distribution of this information is strictly prohibited and may be unlawful.

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