

Appendix 2-1 NOP/NOP Comments

Appendices

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NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL IMPACT REPORT

To: Responsible and Trustee Agencies, Interested Organizations, and Individuals
From: Matthew C. Bassi, Community Development Director, City of Wildomar
Subject: **City of Wildomar Proposed General Plan Draft Environmental Impact Report (DEIR)**

Purpose:

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Wildomar, as lead agency, will prepare an Environmental Impact Report (EIR) for an update to the City of Wildomar General Plan (proposed General Plan). Pursuant to Section 15082(a) of the CEQA Guidelines, the City of Wildomar (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed General Plan and its potential environmental effects.

Project Location:

The City of Wildomar is in western Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City. Figure 1, *Regional Location*, and Figure 2, *Citywide Aerial*, show the City in its regional and local contexts [USGS 2018 Wildomar, CA Quadrangle Map, Latitude 33° 35' 39.8034", Longitude -117° 14' 28.104"].

Project Summary:

The City of Wildomar’s proposed General Plan will provide the long-term planning framework for the improvements needed to accommodate the City’s growing population over the 20-year planning horizon. The City could potentially result in a growth of 8,992 dwelling units, 27,999 residents, 2,965,538 non-residential square feet, and 6,724 jobs by 2040 (buildout year), as shown in Table 1, *Proposed General Plan Buildout*.

Table 1 – Proposed General Plan Buildout

	Dwelling Units	Population	Non-Residential Square Footage	Employment
Existing	11,988	37,326	2,992,377	5,841
General Plan Update	20,980	65,325	5,957,915	12,115
Net Change	8,992	27,999	2,965,538	6,274

In addition to the land use map, the proposed General Plan will identify long-term goals; provide a basis for decision-making; provide citizens with a forum for input on their community's direction; and inform citizens, developers, decision-makers, and other cities of the ground rules for development.

The proposed General Plan will advance the City's vision for a safe and active community with high-quality development, urban centers, and corridors while keeping a hometown feel. The proposed General Plan includes comprehensive updates to the required elements under the State Planning and Zoning Law, as well as other optional elements that the City has elected to include in its proposed General Plan: (1) Land Use and Design, (2) Circulation and Mobility, (3) Recreation and Community Services, (4) Open Space and Conservation, (5) Noise, and (6) Economic Development.

The City adopted its 2021-2029 Housing and Safety Elements on October 13, 2021, and therefore, these elements will not be updated as part of the proposed General Plan, other than a possible format change. In addition, Environmental Justice policies will be embedded throughout the proposed General Plan elements. Each proposed General Plan element includes goals and policies that are based, in part, on the City's vision, State and local law, and other considerations.

The Zoning Ordinance and map will also be updated to reflect the changes in the proposed General Plan. Additionally, a Climate Action Memorandum, which will include an analysis of feasible mitigation measures that could be applied to future development projects, will be prepared.

Additional information regarding the General Plan update can be found on the City's website: <https://envisionwildomar2040.com/>

Project Description:

The City's vision is: *"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."*

Development consistent with the vision must also be in line with the core values of the community which provide emphasis on community character; growth, land use, and development; environment; economic health; mobility; and infrastructure and services. The core values are used to develop policies guiding future development.

The projected growth over the next twenty years is guided into areas of the City that have been designated for growth in the existing General Plan, that have the infrastructure to accommodate it, or where the infrastructure can be improved. This means that much of the community is expected to continue the incremental growth allowed by the existing general plan land use map, while allowing for improvements such as enhanced connectivity.

To accommodate the anticipated growth, some of the existing land use designations are proposed to be adjusted so that development uses land more efficiently with more units and population. This will reduce the land area needed to accommodate projected growth. Key corridors in the City will be improved, such as Clinton Keith, which will benefit from planning that capitalizes on the economic potential but also meet the design ideal for the City, and Wildomar Trail west of I-15, which has the potential to evolve in its role as the historical heart of the City.

NOP Public Comment Period:

This NOP is being circulated for a 30-day public review/comment period beginning on **Thursday September 7, 2023, and concluding on Friday, October 6, 2023**. Comments on this NOP should be submitted to the City of Wildomar, Community Development Department at the earliest possible date, but no later than the **October 6, 2023** deadline. Comments must be submitted in writing, or via email, to:

Mr. Matthew Bassi, Community Development Director
City of Wildomar, Community Development Department
23873 Clinton Keith Road, Suite 110, Wildomar, CA 92595
(951) 677-7751, Ext. 213
mbassi@cityofwildomar.org

Public Scoping Meeting:

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed General Plan and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the extent of the proposed General Plan and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments provided during the meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR. The scoping meeting will be held via Zoom on **Monday, September 25, 2023, at 5:00 PM:**

Join from a PC, Mac, iPad, iPhone, or Android device:

Please click this URL to join:

<https://us06web.zoom.us/j/84353777805>

Meeting ID: 84353777805#

Or iPhone one-tap:

+1-669-444-9171

Environmental Impacts:

The City has determined that the implementation of the proposed General Plan may have a significant effect on the environment. The EIR will evaluate the potential for the proposed General Plan to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant, and a mitigation monitoring and reporting program will be developed as required by the CEQA Guidelines (Section 15150). The EIR will evaluate the following topics:

- **Aesthetics:** The City anticipates that the implementation of the proposed General Plan would have impacts on aesthetics in the following areas: scenic highways and light and glare impacts. Although, the overall effect of the proposed General Plan would be to improve the aesthetic quality of the City as new development is required to comply with adopted design standards.
- **Agricultural and Forestry Resources:** The City anticipates that the implementation of the proposed General Plan would have less than significant impacts on agricultural resources in the following areas: agricultural zoning, forest land conversion, and conversion of agricultural land under a Williamson Act contract.

- **Air Quality:** Construction and operation of land uses accommodated under the proposed General Plan would result in air pollutant emissions. Ground disturbance during site development activities will generate dust, and construction equipment will create short-term pollutant emissions. Development accommodated under the proposed General Plan could result in additional vehicular traffic that would generate air pollution, exacerbated by the City's proximity to high-traffic corridors. The proposed General Plan will incorporate policies addressing sources of air pollution.
- **Biological Resources:** The City implements the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephen's Kangaroo Rat Habitat Conservation Plan. The proposed General Plan will include policies and action items needed to ensure continued compliance with these habitat conservation plans. Development accommodated under the proposed General Plan may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, which could impact potential development outcomes. In addition, such development could potentially affect existing wildlife corridors including riparian habitat and/or wetlands.
- **Cultural and Tribal Cultural Resources:** Development accommodated under the proposed General Plan may have an adverse effect on historic, archaeological, and/or tribal cultural resources. There is the potential for construction-related effects on historical and archaeological resources.
- **Energy:** The construction and operation of development accommodated under the proposed General Plan would require the use of energy in various forms which could impact energy sources.
- **Geology and Soils:** Development accommodated under the proposed General Plan may result in soil erosion or the loss of topsoil and/or allow development in areas with geologic or soils constraints. There could be potential effects associated with geologic or soil limitations, including the discovery of paleontological resources. There could be impacts associated with grading, such as increased wind and water erosion potential. Impacts may involve disruptions of the soil, changes in topography, erosion from wind or water, and other impacts.
- **Greenhouse Gas Emissions:** While a goal of the proposed General Plan is to help further the reduction in greenhouse gas production from existing operations and future development, it is likely that future development may contribute to cumulative increases in greenhouse gases. The analysis will assume a buildout figure for the existing land use pattern and use traffic data to determine the potential GHG emissions. The EIR will include mitigation measures for reducing greenhouse gases, which would be included in the Climate Action Memorandum. Additionally, the proposed General Plan will include associated action items, such as strategies to increase the intensity and mix of land uses, which could encourage people to walk or bike for short trips, thereby reducing greenhouse gas emissions in the City.
- **Hazards and Hazardous Materials:** Development accommodated under the proposed General Plan could have public and environmental health effects related to hazardous material exposure either during construction or during long-term occupation. Portions of the City are also located in areas exposed to fire hazards, which are exacerbated due to ongoing drought conditions.
- **Hydrology and Water Quality:** Development accommodated under the proposed General Plan may affect groundwater supplies, could change drainage patterns, and/or could have the potential to contribute polluted stormwater runoff. There could be impacts related to urban runoff and flooding

potential, as well as to water quality. There is also the threat of ongoing drought conditions leading to a decrease in annual rainfall in the coming years. The limited supply of water in the City could negatively affect future development.

- **Land Use and Planning:** The proposed General Plan affords the City an opportunity to increase the density and mix of land uses for purposes of providing mobility options and to encourage job growth in the City reducing the need to commute.
- **Mineral Resources:** The City is designated as MRZ-3 which includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. There are no areas within the City that are designated for mineral resource extraction.
- **Noise:** Increases in traffic because of future development accommodated under the proposed General Plan may result in an increase in ambient and transportation noise, although efforts would be made to incorporate higher-density mixed-use development into the proposed General Plan to minimize any increases in transportation noise.
- **Population and Housing:** The proposed project would directly and indirectly induce population growth as a result of development accommodated under the proposed General Plan.
- **Public Services and Utilities and Service Systems:** Additional growth generated by the development accommodated under the proposed General Plan will increase demand for the City's services and utilities. The EIR will evaluate the availability and capacity of the systems to provide for the increase in growth. The City will coordinate with service providers such as the Lake Elsinore Unified School District, Riverside County Flood Control and Water Conservation District, and Elsinore Valley Municipal Water District to ensure that service demand can be addressed by these independent agencies.
- **Recreation:** The City's provision of public park space is below the established park standard of 3.0 acres for every 1,000 persons. Potential options for increasing recreational space in the City include working to increase access to alternative recreation spaces, amending established goals and standards in the proposed General Plan, or the construction of additional public recreational space.
- **Transportation:** Future development may result in impacts on area roadways, including roadways outside of the City's jurisdiction. The City will use traffic information and provide a summary of the buildout analysis based on the proposed General Plan land use designations. The proposed General Plan will also include strategies to increase employment opportunities within the City to minimize vehicle trips to other areas by commuters, as well as increase active transportation opportunities.
- **Wildfire:** Portions of the City are subject to an increase in fire hazards due to ongoing drought conditions. The EIR will include a discussion of potential environmental impacts, and the proposed policy or implementation strategy that would address the impact. Also, included will be a discussion of alternatives that could reduce or eliminate an identified impact. If the environmental analysis identifies appropriate mitigation measures, they will be included as policies in the proposed General Plan, or as action items in the implementation strategy.

Type of EIR:

The City will prepare a program EIR pursuant to Section 15168 of the CEQA Guidelines. Use of a program EIR allows analysis consistent with the high-level nature of the General Plan. The proposed General Plan EIR will serve as a cumulative impact analysis for implementation of the proposed General Update.

Use of the Proposed General Plan EIR:

Projects implemented after adoption of the proposed General Plan will be examined considering the General Plan EIR to determine whether an additional environmental document must be prepared. In addition, the CEQA Guidelines currently provide for streamlining through Section 15183 (Projects Consistent with a Community Plan or Zoning), Section 15183.3 (Streamlining for Infill Projects), and 15183.5 (Tiering and Streamlining the Analysis of Greenhouse Gas Emissions). The City intends to promote streamlining for future development through certification of the General Plan Update EIR. Later development may have to conduct site-specific environmental analysis; however, the cumulative analysis will be addressed in the General Plan EIR and proposed General Plan policies and implementation strategy.

This transmittal constitutes the official NOP for the EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed General Plan EIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency’s statutory responsibilities in connection to the proposed project.

If you have any questions or require additional information regarding this NOP, please contact Matthew C. Bassi, Community Development Director, at (951) 677-7751, Extension 213, or via email at mbassi@cityofwildomar.org.

Sincerely,



Matthew Bassi,
Community Development Director

Attachments:

- Figure 1 Regional Location
- Figure 2 Citywide Aerial

Figure 1 - Regional Location



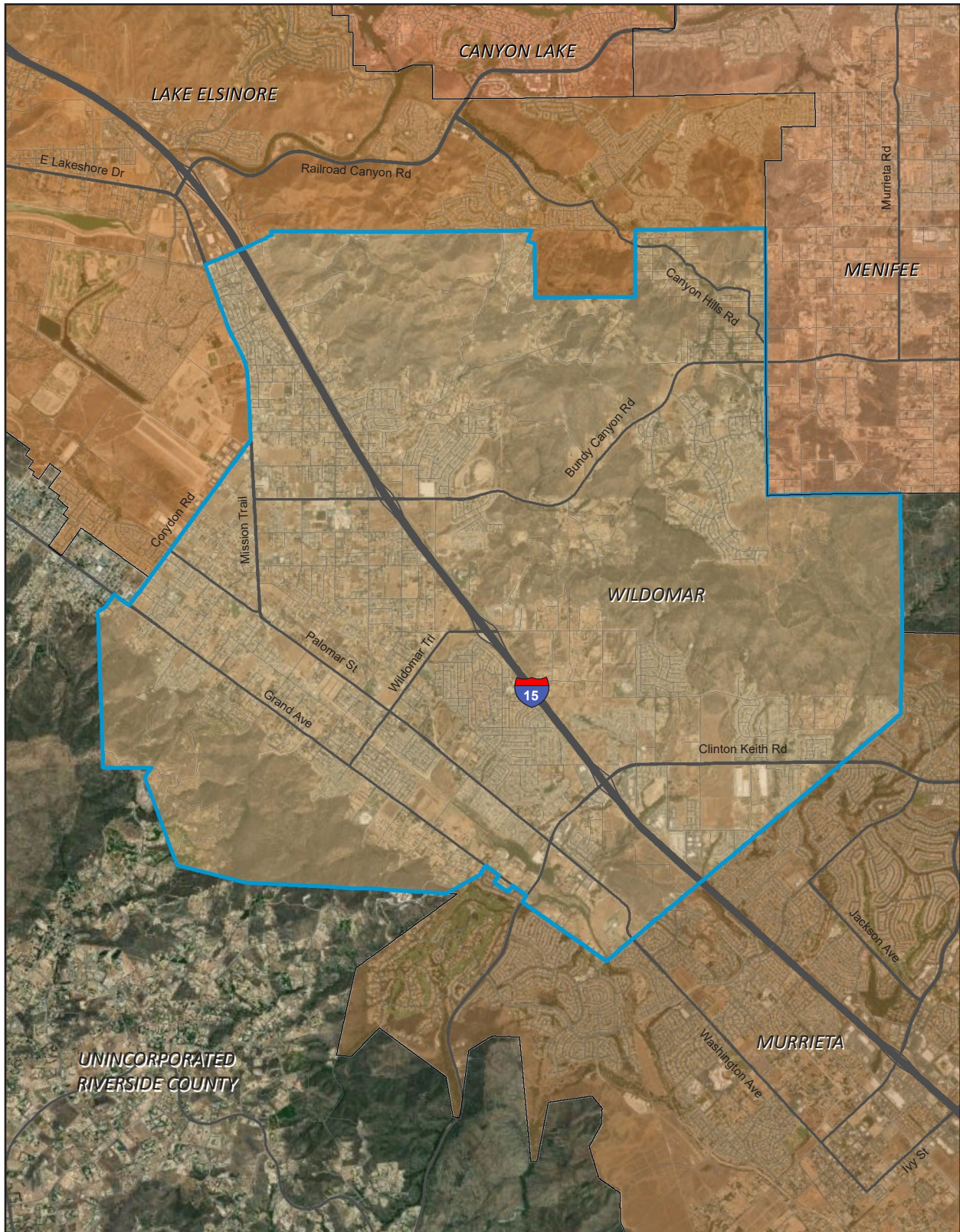
City of Wildomar Boundary

Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap 2023.

0 3
Scale (Miles)



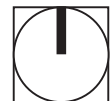
Figure 2 - Citywide Aerial



— City of Wildomar Boundary



Scale (Miles)



Source: Generated using ArcMap 2023.

NATIVE AMERICAN HERITAGE COMMISSION

Governor's Office of Planning & Research

September 9, 2023

September 11 2023

STATE CLEARINGHOUSE

Matthew C. Bassi
City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

Re: 2023090064, City of Wildomar Proposed General Plan DEIR Project, Riverside County

Dear Mr. Bassi:

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](#)



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Chumash

VICE-CHAIRPERSON
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Nomlaki

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West Sacramento,
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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 (https://ohp.parks.ca.gov/?page_id=30331) 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:
Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: McKinney, Elsa <EMcKinne@rivco.org>
Sent: Monday, September 18, 2023 3:19 PM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: McNeill, Amy <ammcneil@RIVCO.ORG>; Cornelius, William <wmcornel@RIVCO.ORG>;
Cunningham, Kevin <kcunning@RIVCO.ORG>
Subject: FW: City of Wildomar Proposed General Plan Draft EIR (DEIR)

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello Mathew,

Just to follow up, we do not have comments for the project since it does not involve construction at this time, however just letting you know that I did send the notice to our Environmental Regulatory Team since the changes may impact future District facilities.

Respectfully,


~Elsa

From: McKinney, Elsa
Sent: Monday, September 18, 2023 3:01 PM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: McNeill, Amy <ammcneil@RIVCO.ORG>; Cornelius, William <wmcornel@RIVCO.ORG>
Subject: City of Wildomar Proposed General Plan Draft EIR (DEIR)

Good afternoon Mathew,
Since The District's storm drain facilities will not be impacted, there is no need for permanent drainage, and there are no Area Drainage Plan fees to be paid, Riverside County Flood Control and Water Conservation District does not have any comments for this project.

****Please include myself, Elsa McKinney (emckinne@rivco.org), Amy McNeill (ammcneil@rivco.org), and William (Michael) Cornelius (wmcornel@RIVCO.ORG) to your City's distribution list for Flood Control****

Best Regards,

	Elsa McKinney, Engineering Aide Development Review RIVERSIDECOUNTYFLOODCONTROL.COM & WATER CONSERVATION DISTRICT 1995 Market Street, Riverside, CA 92501 951.955.2878 emckinne@rivco.org
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*Off Fridays

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[County of Riverside California](http://www.riversideca.gov)

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

Mmbassi@cityofwildomar.org

Mathew Bassi
Community Development Director
City of Wildomar
23873 Clinton Keith Road Suite 110
Wildomar, CA 92595

**MORONGO
BAND OF
MISSION
INDIANS**



A SOVEREIGN NATION

September 21, 2023

RE: Notice of Intent to Prepare EIR for the General Plan Project in the City of Wildomar, Riverside County, California

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the City of Wildomar (City) letter regarding the above referenced project on September 11, 2023. The proposed General Plan 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. At this time, our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and Senate Bill (SB) 18 (California Government Code §65352) 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

TRIBAL HISTORIC PRESERVATION OFFICE

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, THPO@morongo-nsn.gov, 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.

Respectfully,



Bernadette Ann Brierty
Tribal Historic Preservation Officer
Morongo Band of Mission Indians

CC: Morongo THPO

From: "Baer, Nathan@CHP" <NBaer@chp.ca.gov>
Date: September 28, 2023 at 4:04:09 PM PDT
To: state.clearinghouse@opr.ca.gov, CHP-EIR <EIR@chp.ca.gov>, Matthew Bassi <mbassi@cityofwildomar.org>
Cc: "Penner, Jason@CHP" <JPenner@chp.ca.gov>, "Antillon, Alex@CHP" <AAntillon@chp.ca.gov>
Subject: ENVIRONMENTAL DOCUMENT REVIEW AND RESPONSE

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

The California Highway Patrol, Temecula Area's response to the Notice of Preparation (NOP) for the City of Wildomar's proposed general plan, State Clearinghouse (SCH) #2023090064, Temecula Area is expressing concerns that the proposed development. The addition of 8,992 dwellings and an estimated population increase of 27,999, would significantly increase traffic volume, and it would therefore present an adverse impact on the Temecula Area's ability to provide adequate service in the area.

The general plan does not address the impact on roadways outside of the city, other than a generic statement under *Transportation*. The general plan does not address the significant increase of traffic on Interstate 15 or the county roads leading in and out of the city.

Sincerely,

Sergeant N. W. Baer
California Highway Patrol – Temecula Area 27685 Commerce Center Drive Temecula,
CA 92590
(951) 506-2000
FAX (951) 506-2002
nbaer@chp.ca.gov

From: Theresa Rettinghouse <trettinghouse@biologicaldiversity.org>
Date: October 5, 2023 at 3:30:42 PM PDT
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: Aruna Prabhala <APrabhala@biologicaldiversity.org>
Subject: City of Wildomar Proposed General Plan, aka SCH2023090064

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Good afternoon Mr. Bassi,

Please add me and Aruna (copied here) to the notice list for the City of Wildomar Proposed General Plan (aka SCH2023090064) and keep us apprised of all future project developments.

Please confirm receipt of this email.

Best regards,
Theresa

Theresa Rettinghouse
(she/her/hers)
Urban Wildlands Paralegal
Center for Biological Diversity
trettinghouse@biologicaldiversity.org
Ph: 510-844-7100 ext 320
1212 Broadway St., Suite 800
Oakland, CA 94612

October 11, 2023

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

RE: Notice of Preparation of an Environmental Impact Report for the City of Wildomar's General Plan Update

Dear Mr. Bassi,

Thank you for the opportunity to review the Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for Wildomar's General Plan Update. The City of Menifee has reviewed the NOP and offers the following comments.

- 1) Upon review of the Wildomar City Council's preferred Land Use Plan, we notice that the plan does not reflect any specific plan areas, yet Menifee has received recent prior environmental notification concerning a proposed amendment to the existing Wildomar Meadows Specific Plan located near/adjacent to the southwest portion of Menifee. Additionally, the preferred General Plan Land Use Plan would amend the land uses for the same area as the Specific Plan south of Keller Rd at the Menifee/Wildomar boundary line from Low Density Residential (LDR), Estate Density Residential (EDC-RC), to Estate Density Residential (EDR) allowing single family detached residences on large parcels of 2 to 5 acres. Menifee is looking for clarification as to why the General Plan update would include land use changes for this area that appear to be in conflict with pending Wildomar Meadows Specific Plan Amendment Project. The Wildomar Specific Plan project description included substantially different General Plan land use amendments that would 1) remove the existing Estate Density Residential (EDR-RC), Very Low Density Residential (VLDR) and Low Density Residential (LDR) land use designations, and 2) add the Medium High Density Residential (MHDR), High Density Residential (HDR), Commercial Retail (CR) land use designations.

- 2) The City of Menifee requests the opportunity to review and provide comments on the Circulation and Mobility Element of Wildomar's General Plan Update as soon as it is available.
- 3) The proposed project will have a cumulative adverse impact on the City of Menifee Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population. The project proponents/developers will be expected to provide proportional mitigations to these impacts via capital improvements and/or impact fees. Upon additional impact analysis, the applicants/developers may be required to enter into an agreement with the City of Menifee to offset costs and impacts.
- 4) Finally, we request the City of Wildomar please provide all subsequent notices and environmental documents on this project to the City of Menifee Community Development Department.

We appreciate your consideration of these comments and thank you again for the opportunity to provide comments. We respectfully look forward to discussing these items further prior to the approval of this project. If you have questions, please contact me at 951-723-3744 or by e-mail at ddarnell@cityofmenifee.us

Sincerely,

Doug Darnell

Doug Darnell, AICP
Principal Planner

Cc: Cheryl Kitzerow, AICP Community Development Director, City of Menifee
Nick Fidler, Public Works Director, City of Menifee
Orlando Hernandez, Deputy Community Development Director, City of Menifee