

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.

Andrei D. Pez
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 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)
- LMDR** Low Medium Density Residential (5.1 - 8.0 du/ac)
- MDR** Medium Density Residential (8.1 - 18.0 du/ac)
- HDR** High Density Residential (18.1 - 30.0 du/ac)
- VHDX** 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)
- MU** Mixed Use (Varies)

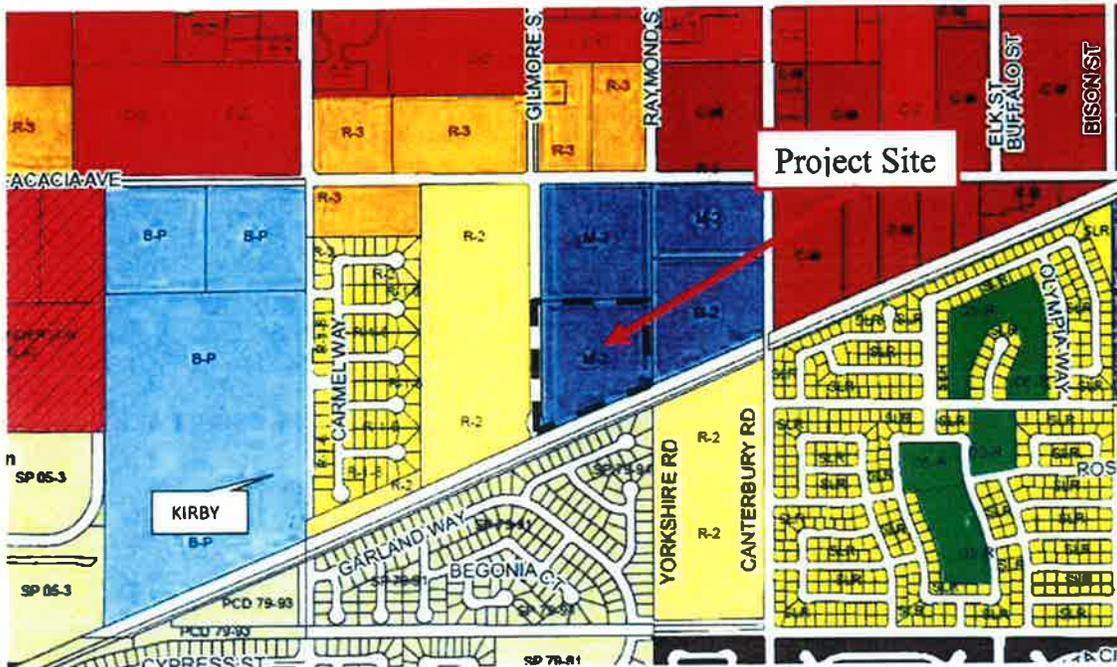
Environmental Management Area

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

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

SDR21-021
JD Fields

GP Map

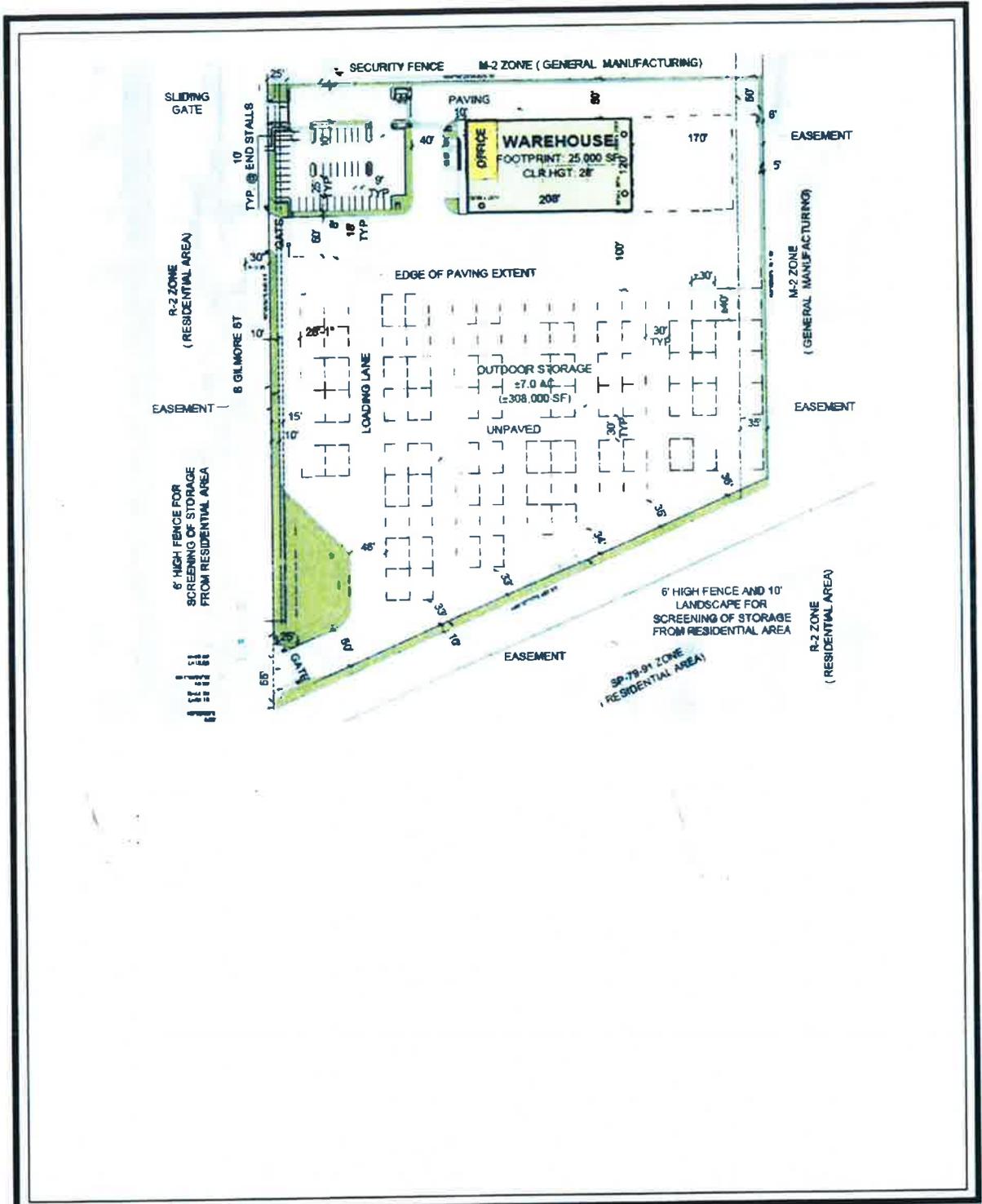


Zoning

- | | |
|--|---------------------------------------|
| 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 / PJD / SP - SPECIFIC PLAN |
| O-P - OFFICE PROFESSIONAL | SP-R - SPECIFIC PLAN REQUIRED |
| C-1 - NEIGHBORHOOD COMMERCIAL | MJ - 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!

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 |

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



03-039-2022-004

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

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

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>
Sent: Thursday, December 8, 2022 4:51 PM
To: THPO Consulting <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

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

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

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

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

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, 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 of Hemet.

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