



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 180003 - Applicant: Koll Development, Greg Koll – Engineer/Representative: Ventura Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: North of De Portola Road, East of Monte De Oro Road, South of Meng Asbury Road and West of Camino Arroyo Seco – 42.63 Acres - Zoning: Wine Country-Winery (WC-W)

REQUEST: The proposed plot plan is for a Class V Winery Hotel facility in five (5) phases. Phase One (1) will consist of a winery tasting building with a tower and restroom buildings; winery production building; and an office/storage building. Phase Two (2) will consist of a special occasion facility (weddings/events). Phase Three (3) will consist of a restaurant building. Phase Four (4) will consist of a wine cave building into a hillside and covered in vineyard; an expanded production building; and addition of a case storage to the existing production building. Phase Five (5) will consist of an 80 room hotel with pool and garden areas. – APN: 941-180-032 – Related Cases: APD180001, PAR01536, and AGN00119

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180003)

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Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180003)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180003)

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PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

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Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

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Charissa Leach, P.E.
Assistant TLMA Director

February 22, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180003)

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PPT180003



Legend

- Blueline Streams
- City Areas
- World Street Map



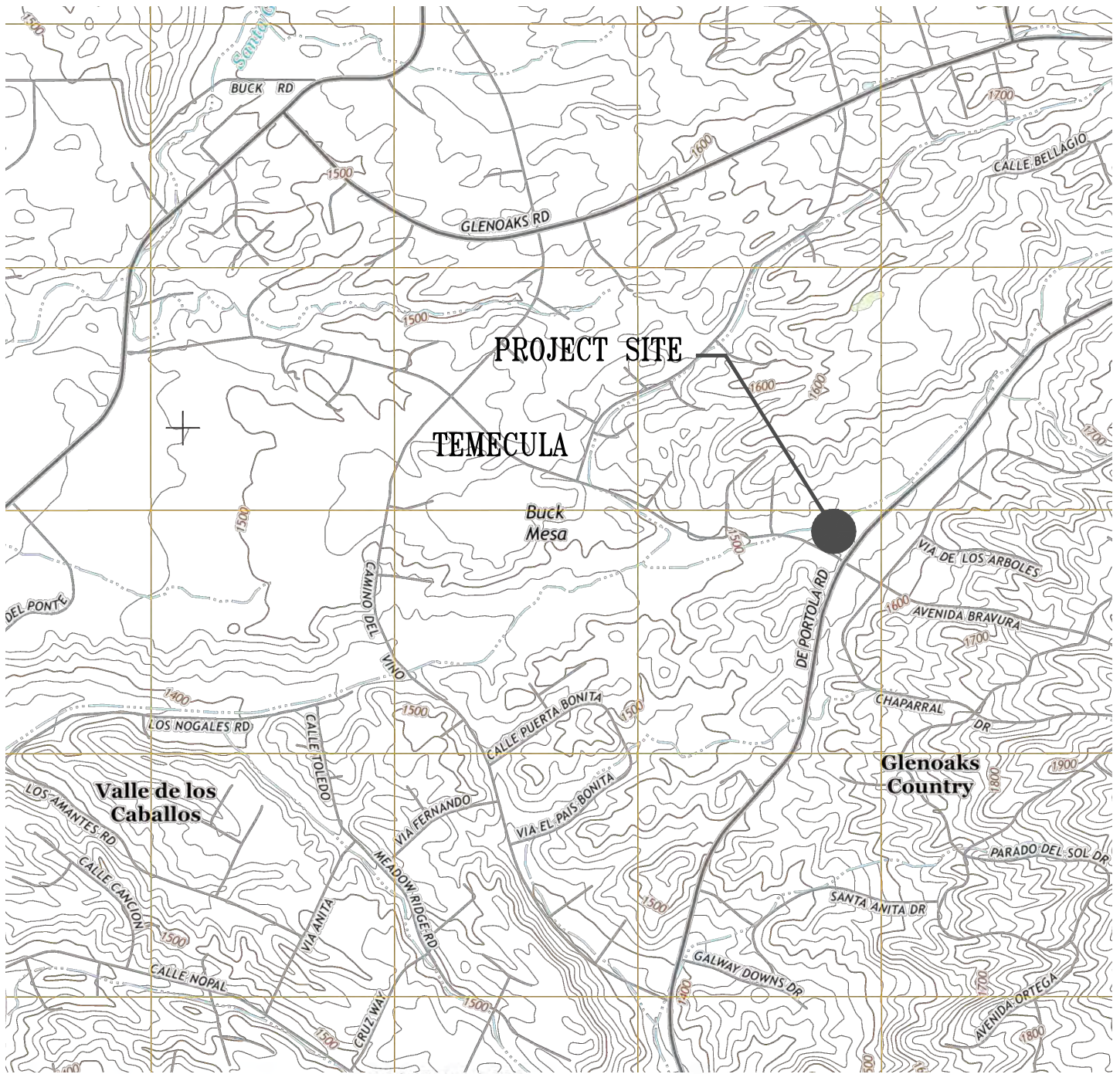
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

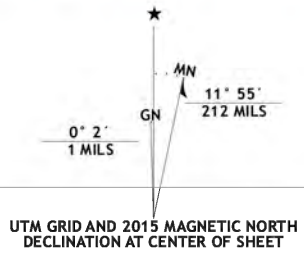
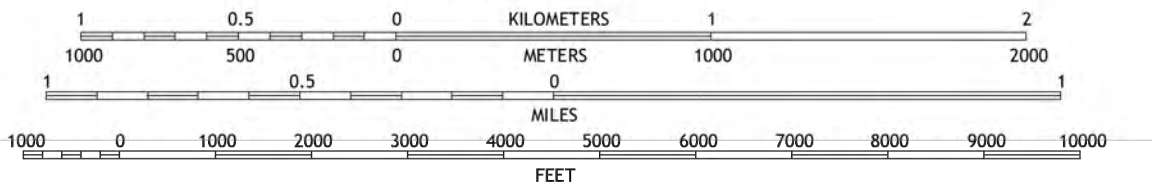
0 770 1,539 Feet

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SCALE 1:24 000



UTM GRID AND 2015 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

T7S R1W SEC 29
T7S R1W SEC 30

LOT K14 OF RS 50/68

A.P.N. 941-180-032

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 14, 2018

Heather Thomson
Riverside County
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation: PPT180003

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

From: [Erica Martinez](#)
To: [Thomson, Heather](#)
Cc: [Destiny Colocho](#)
Subject: Plot Plan No. 180003
Date: Wednesday, March 14, 2018 12:08:07 PM
Attachments: [image001.jpg](#)

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the above referenced project and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. Rincon does not have knowledge of any cultural resources within or near the proposed project area. No consultation is requested at this time, however we do recommend archaeological and Luiseño tribal Monitoring for all ground disturbing activities.

If there are any question please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Erica A. Ortiz-Martinez

Administrative Assistant

For Destiny Colocho, Manager

Cultural Resources Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635

Fax: 760-692-1498

Email: emartinez@rincontribe.org

cid:image001.jpg@01D30C3F.37000EE0





PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

February 22, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
THE DE PORTOLA WINERY PROJECT [PPT180003; APN 941-180-032]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re PPT180003
February 22, 2018
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

From: Molly Earp-Escobar [mailto:mescobar@pechanga-nsn.gov]
Sent: Monday, November 26, 2018 4:55 PM
To: Thomson, Heather <HTHOMSON@RIVCO.ORG>
Cc: Ebru Ozdil <eozdil@pechanga-nsn.gov>; Andrea Fernandez <afernandez@pechanga-nsn.gov>; Nicole Cory <ncory@pechanga-nsn.gov>
Subject: AB 52 Consultation Closure- PPT18003

Dear Ms. Thomson,

The Pechanga Band of Luiseño Indians (“Tribe”) thanks the County of Riverside for working with us to develop appropriate conditions of approval/mitigation measures to be implemented during development of the PPT18003 Project. For the record, the Pechanga Tribe agrees with the conditions of approvals, except for the identification of the Western Science Center as the curation facility as identified in the Riverside County Plus Conditions of Approval dated 02/23/18. As always, we request the County to consider implementing neutral language that references a facility that meets the 36 CRF Part 79 requirements in the conditions and measures. However, with this e-mail and the inclusion of the measures/conditions included in the attached letter in your email dated November 6, 2018, we consider our AB 52 consultation complete at this time. Please forward us a copy of the final MND when it is available. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to Hearing.

The Pechanga Band thanks the County for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

Molly Earp-Escobar
Cultural Planning Specialist
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

Email: mescobar@pechanga-nsn.gov
Office: (951) 770-6314
Fax: (951) 693-2314

Confidential Communication: *This message, and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at (951) 770 , and destroy the original transmission and its attachments without reading them or saving them.*