



CITY OF MENIFEE

Community Development Department

Jeff Wyman - Interim Development Director

January 5, 2017

Patricia Garcia
Director of Tribal Historic Preservation Office
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: City of Menifee Planning Applications for “Rockport Ranch”
TR 2016-285 – Tentative Tract Map
SP 2016-286 – Specific Plan
GPA 2016-287 – General Plan Amendment
CZ 2016-288 – Change of Zone

Dear Ms. Garcia:

The City of Menifee requests your participation in the review of **Rockport Ranch**. **The project includes four (4) applications:**

General Plan Amendment No. 2016-287 proposes to amend the general plan land use designation of a property consisting of 78.8 acres on the southwest corner of Briggs Road and Old Newport Road/Rockport Road (APNs 364-190-005 and -004) from Agriculture (AG) to Specific Plan (SP).

Change of Zone No. 2016-288 proposes to change the zoning classification of 78.8 acres on the southwest corner of Briggs Road and Old Newport Road/Rockport Road (APNs 364-190-005 and -004) from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP).

Specific Plan No. 2016-286 proposes establishment of a Specific Plan on a total 78.8 acres for 305 single-family residential lots, 20.1 acres of open space and 20.3 acres of road and easements.

Tentative Tract Map No. 2016-285 (TM37131) proposes the subdivision of 78.8 gross acres into a total of 305 single family residential lots, with 20.1 acres of trails, open space and recreation and 20.3 acres of roads, easements and other. The residential lots include the following:

- 60 lots with a minimum lot size of 5,000 sq. ft.
- 79 lots with a minimum lot size of 6,000 sq. ft.
- 42 lots with a minimum lot size of 6,500 sq. ft.
- 27 lots with a minimum lot size of 7,000 sq. ft.
- 96 courtyard type lots (all take access off single private drive - 8 packs)

The open space lots include lots for recreation (.3 acre private pool, and 1.2 acre park, .1 acre tot lot), two (2) lakes comprising 5.2 acres, .6 acre water quality basin, and 8.5 acres of landscaping throughout the development for paseos and additional perimeter landscaping. The development is proposed to be a gated community.

Date: January 5, 2017

Re: Rockport Ranch

The project site is located within the City of Menifee. The site is bounded as follows: Old Newport Road and Tierra Shores residential development to the north, Wilderness Lakes RV Resort to the south, Briggs Road, Ramona Egg Ranch and agricultural land to the east and The Lakes residential development to the west. The project site APNs are 364-190-005 and -004.

The project site was previously used for agricultural purposes. A dairy farm was established on the site around 1981 and the dairy operation included 3,000 head of cattle. Several structures left over from the former use currently occupy the site including four residences, a workshop, and a milking building. The cattle pens were removed from the site when the dairy became inactive around 2014.

Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA).

The City is seeking consultation with your tribe pursuant to AB 52 concerning the potential of Native American cultural resources that may be impacted by the above project. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

The City of Menifee feels that your assistance is vital to the preservation and conservation of cultural resources during the current growth that the City is experiencing. It is the desire of the City of Menifee to protect the past and our collective heritage as we proceed towards the future. The Tribe has 30 days to request a consultation. Please forward any comments or requests for meetings concerning this project to my attention by February 15, 2017.

Because the application involves a Specific Plan and General Plan Amendment, SB-18 notices will also be sent out. These notices are pending a response from the NAHC for the notification listing.

Sincerely,

Ryan Fowler, Senior Planner

City of Menifee Community Development Department

Email: rfowler@cityofmenifee.us

Attached: Site Plan, USGS map



CITY OF MENIFEE

Community Development Department

Jeff Wyman - Interim Development Director

January 5, 2017

Pechanga Band of Mission Indians
Attn: Anna M. Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92592

RE: City of Menifee Planning Applications for “Rockport Ranch”
TR 2016-285 – Tentative Tract Map
SP 2016-286 – Specific Plan
GPA 2016-287 – General Plan Amendment
CZ 2016-288 – Change of Zone

Dear Pechanga Band of Mission Indians:

The City of Menifee requests your participation in the review of **Rockport Ranch**. **The project includes four (4) applications:**

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Re: Rockport Ranch

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The City is seeking consultation with your tribe pursuant to AB 52 concerning the potential of Native American cultural resources that may be impacted by the above project. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

The City of Menifee feels that your assistance is vital to the preservation and conservation of cultural resources during the current growth that the City is experiencing. It is the desire of the City of Menifee to protect the past and our collective heritage as we proceed towards the future. The Tribe has 30 days to request a consultation. Please forward any comments or requests for meetings concerning this project to my attention by February 15, 2017.

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Sincerely,

Ryan Fowler, Senior Planner

City of Menifee Community Development Department

Email: rfowler@cityofmenifee.us

Attached: Site Plan, USGS map



CITY OF MENIFEE

Community Development Department

Jeff Wyman - Interim Development Director

January 5, 2017

Jim McPherson
Rincon Cultural Resources Department
1 West Tribal Road
Valley Center, CA 92082

RE: City of Menifee Planning Applications for “Rockport Ranch”
TR 2016-285 – Tentative Tract Map
SP 2016-286 – Specific Plan
GPA 2016-287 – General Plan Amendment
CZ 2016-288 – Change of Zone

Dear Mr. McPherson:

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The development is proposed to be a gated community.

Date: January 5, 2017

Re: Rockport Ranch AB 52

The project site is located within the City of Menifee. The site is bounded as follows: Old Newport Road and Tierra Shores residential development to the north, Wilderness Lakes RV Resort to the south, Briggs Road, Ramona Egg Ranch and agricultural land to the east and The Lakes residential development to the west. The project site APNs are 364-190-005 and -004.

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Attached: Site Plan, USGS map



CITY OF MENIFEE

Community Development Department

Jeff Wyman - Interim Development Director

January 5, 2017

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

RE: City of Menifee Planning Applications for "Rockport Ranch"
TR 2016-285 – Tentative Tract Map
SP 2016-286 – Specific Plan
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Dear Soboba Band of Luiseno Indians:

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Re: Rockport Ranch AB52

to the south, Briggs Road, Ramona Egg Ranch and agricultural land to the east and The Lakes residential development to the west. The project site APNs are 364-190-005 and -004.

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