

Community Development Department

August 23, 2017

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

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

Dear Native American Tribe,

The City of Meniffee requests your participation in the review of City of Meniffee Planning Application Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3).

Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3) proposes to change the land use designations and boundaries for Planning Areas 11, 12, 13, and 14. The Specific Plan Amendment would also remove those portions of the Specific Plan not within the City boundary, thus reducing the total acreage.

The proposed amendments are as follows:

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- Planning Area 13 would be re-designated from Commercial/Business Park to Commercial and would be increased in acreage from 14.6 to 15.66 acres to include 2.73 acres containing an existing SCE easement and additional land east of Junipero Road.
- Planning Area 14 would retain a Commercial designation but would be reduced in acreage from 11.7 to 9.18 acres.

Total buildout of the Specific Plan per these changes would increase total dwelling units within the City, increase Commercial acreage, and decrease Commercial/Business Park and Business Park acreage.

The project site is located north of Highway 74, south of Stone Lane, west of Meniffee Road and east of Palomar Road. APNs: 329-090-069, -070, -071,-072, 025, and 026 and 329-100-025, -026, -027, -030, -031 and -033.

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Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA). This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,

Manny Baeza, Senior Planner

City of Meniffee
Community Development Department
29714 Haun Road
Meniffee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmeniffee.us

:

Enclosed:
USGS map
Aerial Photograph
Proposed Land Use Plan

Community Development Department

August 23, 2017

Twenty-Nine Palms Band of Mission Indians
Darrell Mike, Chairperson
46-200 Harrison Place
Coachella, CA 92236

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

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August 23, 2017

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

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August 23, 2017

Chemehuevi Indian Tribe
Charles F. Wood, Chairperson
P.O. Box 1976
Havaus Lake, CA 92363

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August 23, 2017

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

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Fort Mojave Indian Tribe
Timothy Williams, Chairperson
500 Merriman Ave
Needles, CA 92363

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August 23, 2017

Pauma Band of Luiseno Indians
Temet Aguilar, Chairperson
P.O. Box 369
Pauma Valley, CA 92061

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Juaneno Band of Mission Indians Acjachemen Nation
Matias Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675

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

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Colorado River Indian Tribes of the Colorado River Indian Reservation
Dennis Patch, Chairman
26600 Mojave Road
Parker, AZ 85344

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Sincerely,

Manny Baeza, Senior Planner

City of Meniffee
Community Development Department
29714 Haun Road
Meniffee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmeniffee.us

:

Enclosed:
USGS map
Aerial Photograph
Proposed Land Use Plan

Community Development Department

August 23, 2017

Quechan Tribe of the Fort Yuma Indian Reservation
Michael Jackson Sr., President
P.O. Box 1899
Yuma, AZ 85366

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

Dear Native American Tribe,

The City of Meniffee requests your participation in the review of City of Meniffee Planning Application Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3).

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August 23, 2017

Juaneno Band of Mission Indians Acjachemen Nation
Teresa Romero, Chairwoman
31411 A La Matanza Street
San Juan Capistrano, CA 92675

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August 23, 2017

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

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August 23, 2017

San Manuel Band of Mission Indians
Lee Clauss, Director –CRM Dept.
26569 Community Center Dr.
Highland, CA 92346

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August 23, 2017

Santa Rosa Band of Mission Indians
Steve Estrada, Chairperson
P.O. Box 391820
Anza, CA 92539

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August 23, 2017

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

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August 23, 2017

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

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August 23, 2017

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive
Vista, CA 92801

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August 23, 2017

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

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August 23, 2017

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

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Community Development Department

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Sincerely,

Manny Baeza, Senior Planner

City of Meniffee
Community Development Department
29714 Haun Road
Meniffee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmeniffee.us

:

Enclosed:
USGS map
Aerial Photograph
Proposed Land Use Plan

Community Development Department

August 23, 2017

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

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

Dear Native American Tribe,

The City of Meniffee requests your participation in the review of City of Meniffee Planning Application Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3).

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August 23, 2017

Juaneño Band of Mission Indians
Sonia Johnston, Tribal Chairperson
P.O. Box 25628
Santa Ana, CA 92799

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Community Development Department

August 23, 2017

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

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August 23, 2017

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

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August 23, 2017

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

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August 23, 2017

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry, Tribal Manager
4966 Paseo Segovia
Irvine, CA 92612

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August 23, 2017

Serrano Nation of Mission Indians
Goldie Walker, Chairperson
P.O. Box 343
Patton, CA 92369

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August 23, 2017

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resources
P.O. Box 487
San Jacinto, CA 92581

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August 23, 2017

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

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August 23, 2017

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
B.O. Box 393
Covina, CA 91723

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- Planning Area 14 would retain a Commercial designation but would be reduced in acreage from 11.7 to 9.18 acres.

Total buildout of the Specific Plan per these changes would increase total dwelling units within the City, increase Commercial acreage, and decrease Commercial/Business Park and Business Park acreage.

The project site is located north of Highway 74, south of Stone Lane, west of Meniffee Road and east of Palomar Road. APNs: 329-090-069, -070, -071, -072, 025, and 026 and 329-100-025, -026, -027, -030, -031 and -033.

Community Development Department

Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA). This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the City your tribe's name. The City is seeking a consultation with your tribe 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 Meniffee feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the City is experiencing. It is the desire of the City of Meniffee to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to my attention by **November 26, 2018.**

Sincerely,

Manny Baeza, Senior Planner

City of Meniffee
Community Development Department
29714 Haun Road
Meniffee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmeniffee.us

:

Enclosed:
USGS map
Aerial Photograph
Proposed Land Use Plan

Community Development Department

August 23, 2017

Twenty-Nine Palms Band of Mission Indians
Anthony Madrigal Jr., THPO
46-200 Harrison Place
Coachella, CA 92236

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

Dear Native American Tribe,

The City of Meniffee requests your participation in the review of City of Meniffee Planning Application Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3).

Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3) proposes to change the land use designations and boundaries for Planning Areas 11, 12, 13, and 14. The Specific Plan Amendment would also remove those portions of the Specific Plan not within the City boundary, thus reducing the total acreage.

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City of Meniffee
Community Development Department
29714 Haun Road
Meniffee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmeniffee.us

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Aerial Photograph
Proposed Land Use Plan

Community Development Department

August 23, 2017

Pala Band of Mission Indians
Robert H. Smith, Chairperson
12196 Pala Mission Road
Pala, CA 92059

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

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Sincerely,

Manny Baeza, Senior Planner

City of Meniffee
Community Development Department
29714 Haun Road
Meniffee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmeniffee.us

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Community Development Department

August 23, 2017

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

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

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29714 Haun Road
Meniffee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmeniffee.us

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Community Development Department

August 23, 2017

San Manuel Band of Mission Indians
Lynn Valbuena
26569 Community Center Dr.
Highland, CA 92346

RE: SB 18 - Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

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Manny Baeza, Senior Planner

City of Menifee
Community Development Department
29714 Haun Road
Menifee, CA 92586
Phone: (951) 672-6777
Email: mbaeza@cityofmenifee.us

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USGS map
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03-057-2016-011

August 29, 2018

[VIA EMAIL TO:mbaeza@cityofmenifee.us]
City of Menifee
Mr. Manny Baeza
29714 Haun Road
Menifee, CA 92586

Re: SB 18- Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

Dear Mr. Manny Baeza,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Specific Plan Amendment No. 2010-090 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:

*At this time ACBCI defers to Soboba. This letter shall conclude our consultation efforts.

*At this time ACBCI defers to the Pechanga Band of Luiseno Indians. This letter shall conclude our 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
Archaeological Technician
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



03-057-2016-011

August 29, 2018

[VIA EMAIL TO:mbaeza@cityofmenifee.us]
City of Menifee
Mr. Manny Baeza
29714 Haun Road
Menifee, CA 92586

Re: SB 18- Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

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Cordially,

Lacy Padilla
Archaeological Technician
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

Tribal Secretary: Victoria Martin

September 13, 2018

Manny Baeza
City of Menifee
Community Development Department
29714 Haun Road, Menifee, CA 92586

Re: SB 18 – Native American Consultation Request for Specific Plan Amendment No. 2010-090 (Specific Plan No. 260, Amendment No. 3)

Dear Mr. Baeza –

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Victoria Martin
Tribal Secretary

From: [Destiny Colocho](#)
To: [Manny Baeza](#)
Cc: [Deneen Pelton](#)
Subject: RE: Request to conclude consultation for Menifee North Specific Plan Amendment No. 2010-090
Date: Thursday, May 09, 2019 1:17:06 PM
Attachments: [image011.jpg](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.jpg](#)
[image016.jpg](#)
[image017.jpg](#)
[image001.png](#)

Hi Manny,

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for providing us with the Cultural Assessment Report, aerials of project site, and additional information regarding the above referenced project. The identified location is within the Territory of the Luiseño people.

We have reviewed the information provided and have no further concerns regarding the proposed project, as there are no planned developments at this time. However, we are in agreement with the Cultural Assessment Report in that archaeological and Luiseño tribal monitoring may be necessary in any future development at this site. We conclude consultation at this time, but do ask that we be informed of any changes to the zoning plans.

If you have additional questions or concerns 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,

Destiny Colocho, RPA

Cultural Resource Manager and Tribal Historic Preservation Officer

Cultural Resource Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635 | Cell: 760-705-7171

Fax: 760-692-1498

Email: dcolocho@rincon-nsn.gov

cid:image001.jpg@01D30C3F.37000EE0

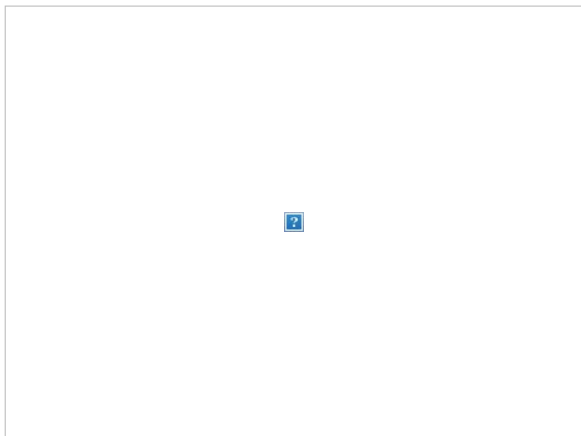


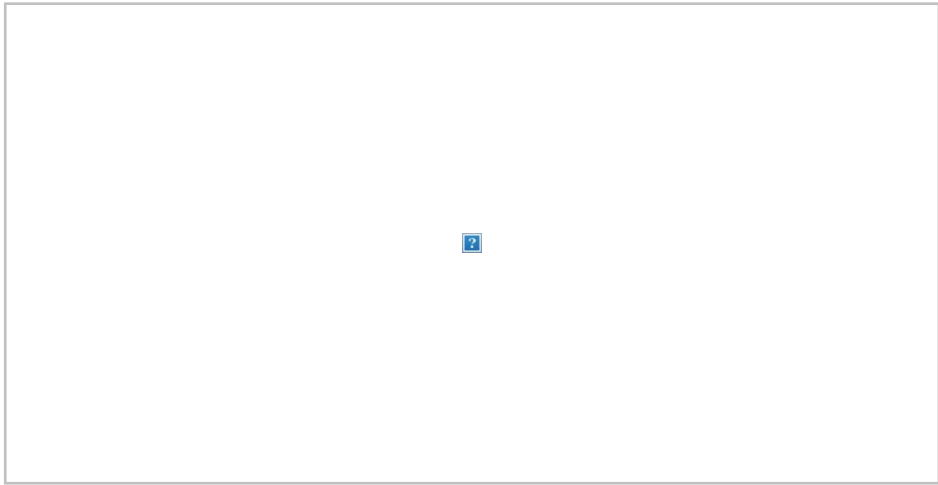
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From: Manny Baeza [<mailto:mbaeza@cityofmenifee.us>]
Sent: Thursday, May 09, 2019 9:23 AM
To: Destiny Colocho <DColocho@rincon-nsn.gov>
Cc: Deneen Pelton <DPelton@rincon-nsn.gov>
Subject: Request to conclude consultation for Menifee North Specific Plan Amendment No. 2010-090
Importance: High

Good Morning Destiny,

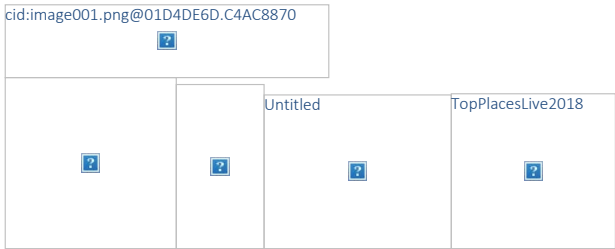
I am just following up on this email I sent over a few weeks ago. I have included 2 aerials of the project site. Please let me know if you need additional information, if you would like to discuss further or if we can conclude consultation on the project. Have a great day. Manny





Manny Baeza, | Senior Planner
Community Development Department
City of Menifee | 29844 Haun Road | Menifee, CA 92586 (*Please note our new location!)
Direct: (951) 723-3742 | City Hall: (951) 672-6777 | Fax: (951) 679-3843
mbaeza@cityofmenifee.us |

cityofmenifee.us



From: Manny Baeza
Sent: Wednesday, April 17, 2019 8:30 AM
To: 'Destiny Colocho' <DColocho@rincon-nsn.gov>
Cc: Deneen Pelton <DPelton@rincon-nsn.gov>
Subject: RE: Specific Plan No. 2010-090
Importance: High

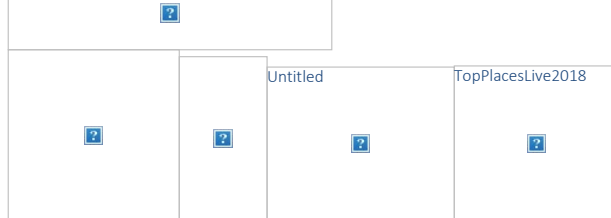
Good Morning Destiny,

Please find attached the Phase I Cultural Resources Assessment for the Menifee North Specific Plan Amendment No. 2010-090 (AKA Palomar Crossings). The Specific Plan Amendment only proposes land use changes and does not involve a development proposal. An EIR is currently being prepared for the project. For your reference your request to consult is provided below as well as the City's standard conditions of approval applied to all projects. Please let me know if you have any questions. Have an excellent day,
Manny

Manny Baeza, | Senior Planner
Community Development Department
City of Menifee | 29844 Haun Road | Menifee, CA 92586 (*Please note our new location!)
Direct: (951) 723-3742 | City Hall: (951) 672-6777 | Fax: (951) 679-3843
mbaeza@cityofmenifee.us |

cityofmenifee.us

cid:image001.png@01D4DE6D.C4AC8870



From: Destiny Colocho <DColocho@rincon-nsn.gov>

Sent: Tuesday, December 4, 2018 3:22 PM

To: Manny Baeza <mbaeza@cityofmenifee.us>

Cc: Deneen Pelton <DPelton@rincon-nsn.gov>

Subject: Specific Plan No. 2010-090

Dear Mr. Baeza,

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. 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 has knowledge of one Luiseño Traditional Cultural Place (TCP), *Hunaaimo*, within a one mile radius of the project site. We request SB18 Consultation at this time in order to learn more about the project and any potential impacts to cultural resources. In addition, we recommend that an archaeological record search and assessment be conducted and ask that a copy of the results be provided to the Rincon Band.

If you have additional questions or concerns 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.

Please note the change in email below. @rincontribute.org will still be operational until the end of 2018, but please update your contact list to reflect the change to @rincon-nsn.gov

Destiny Colocho, RPA

Cultural Resource Manager and Tribal Historic Preservation Officer
Cultural Resource Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635 | Cell: 760-705-7171

Fax: 760-692-1498

Email: dcolocho@rincon-nsn.gov

cid:image001.jpg@01D30C3F.37000EE0



This message is intended only for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the sender of this E-Mail by return E-Mail or by telephone. In accordance with Internal Revenue Service Circular 230, we advise you that if this email contains any tax advice, such tax advice was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer.

From: [Destiny Colocho](#)
To: [Manny Baeza](#)
Cc: [Deneen Pelton](#)
Subject: Specific Plan No. 2010-090
Date: Tuesday, December 04, 2018 3:21:40 PM
Attachments: [image001.jpg](#)

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Cultural Resource Manager and Tribal Historic Preservation Officer
Cultural Resource Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

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Fax: 760-692-1498

Email: dcolocho@rincon-nsn.gov

cid:image001.jpg@01D30C3F.37000EE0



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From: [Jessica Mauck](#)
To: [Manny Baeza](#)
Subject: SB18 - SPA 2010-090 (SP 260 and A 3)
Date: Wednesday, August 29, 2018 2:49:36 PM
Attachments: [image5251c0.PNG](#)

Hi Manny,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on 29 August 2018. The proposed project area is located outside of Serrano ancestral territory and, as such, SMBMI will not request consulting party status or elect to participate in the scoping, development, and/or review of documents created pursuant to these legal and regulatory mandates.

Regards,

Jessica Mauck

CULTURAL RESOURCES ANALYST

O: (909) 864-8933 x3249

M: (909) 725-9054

26569 Community Center Drive Highland California 92346



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From: [Joseph Ontiveros](#)
To: [Manny Baeza](#)
Cc: [Jessica Valdez](#)
Subject: RE: Consultation for Mill Creek Promenade (SP 2016-246) Harvest Glen (Plot Plan 2017-225) and Meniffee North (2010-090)
Date: Wednesday, May 08, 2019 6:22:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image005.jpg](#)
[loqo1_d797a0c3-9365-497b-9c42-60e830c7158f.png](#)

Hello Manny,

I have reviewed the conditions provided, and I do concur with the proposed language. Please accept this email as a formal request to conclude consultation for this project.

Thank you,

Joe



JOSEPH ONTIVEROS

TRIBAL HISTORIC PRESERVATION OFFICER
(951) 654-5544 Ext. 4137
(951) 663-5279 Cell
jontiveros@soboba-nsn.gov

CULTURAL RESOURCE
23906 Soboba Rd. San Jacinto, CA 92583
P.O. Box 487 San Jacinto, CA 92581
www.soboba-nsn.gov

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From: Manny Baeza <mbaeza@cityofmeniffee.us>
Sent: Monday, April 22, 2019 5:32 PM
To: Joseph Ontiveros <jontiveros@soboba-nsn.gov>
Cc: Jessica Valdez <JValdez@soboba-nsn.gov>
Subject: Consultation for Mill Creek Promenade (SP 2016-246) Harvest Glen (Plot Plan 2017-225) and Meniffee North (2010-090)

Hi Joseph,

Last week we discussed the three projects listed below and stated that we would be applying the attached conditions of approval to all three projects. I would like to request the closing of consultation on all three projects if there are no other concerns at this time. The projects are

as follows:

1. The Mill Creek Promenade consisting of the following 4 applications:

Specific Plan No. 2016-246 proposes establishment of a Specific Plan on a total of 58.5 acres for a planned residential and commercial development that includes a 194 townhouse community, 204 unit clustered single family residential subdivision, a 117,245 square foot commercial center comprised of retail, office, and restaurant space, a 33,171 square foot industrial and 1.7 acres of open space.

Plot Plan No. 2017-167 proposes to develop 58.5 gross acres into a planned residential and commercial development that includes a 194 townhouse community on approximately 15.6 gross acres, a 204 unit clustered single family residential development on 21.6 gross acres and a 117,245 square foot commercial center comprised of retail, office, and restaurant space on 16.8 gross acres, a 33,171 square foot industrial park on 2.8 gross acres and 1.7 acres of open space.

Tentative Tract Map No. 2017-165 (TR37324) proposes a subdivision of 21.6 gross acres into 204 single family residential lots. The subdivision is located on the east side of Sherman Road and south of Garbani Road.

Tentative Tract Map No. 2017-166 (TR37127) proposes a subdivision of 15.6 gross acres into one (1) airspace condominium map for 194 attached dwelling units. The subdivision is located on the southeast corner of Sherman Road and Garbani Road.

An EIR has been prepared and cultural reports have been sent for your review previously.

2. Harvest Glen consisting of the following 3 applications:

Plot Plan No. 2017-225 proposes the development of a 5.04 acre site with a new commercial center to include a gas station with a 4,967 sq. ft. convenience store and attached 1,102 sq. ft. quick serve restaurant, eight (8) fuel pumps under a 6,164 sq. ft. canopy, a 3,000 sq. ft. drive through car wash with outdoor vacuum stalls, and a 3,268 sq. ft. fast food restaurant with drive through. A large interim basin is also proposed which would partially develop the 5 acre site to the east. Ingress and egress is provided to the site from two (2) driveways off of Highway 74 and two (2) driveways off of Briggs Road. The project also partially develops a 20.35 acre property to the north with shopping center improvements and a driveway onto Briggs Road. The project proposes 73 parking spaces.

Conditional Use Permit No. 2017-226 is specifically to allow for the car wash and convenience store with the sale of motor vehicle fuel. The project is located within the Menifee North Specific Plan (SP260) which refers back to the Scenic Highway Commercial (C-P-S) zone of Ordinance No. 348. This zone requires a Conditional Use Permit for the uses noted above.

Tentative Parcel Map No. 2017-227 proposes to subdivide 5.04 acres into 3 commercial parcels: Parcel 1 – 1.25 gross/0.98 ac net; Parcel 2 – 1.69 gross/1.30 net; and Parcel 3 - 2.10 gross/1.36 net.

An initial study is being prepared at this time and a hard copy of the cultural study provided at the meeting.

3. Menifee North Specific Plan Amendment consisting of a land use changes within the Specific Plan with no development proposed at this time. An EIR is being prepared and a hard copy of cultural study was provided at the meeting.

Thanks for meeting with me last week. Please let me know if there is anything else you need in order to close consultation on these project. Thank you, Manny

Manny Baeza, | Senior Planner

Community Development Department

City of Menifee | 29844 Haun Road | Menifee, CA 92586 (*Please note our new location!)

Direct: (951) 723-3742 | City Hall: (951) 672-6777 | Fax: (951) 679-3843

mbaeza@cityofmenifee.us | cityofmenifee.us

