

July Community Meeting Summary

Keller Crossing
Specific Plan

Outreach Meeting Report for July 7

On July 7, members of the new Keller Crossing outreach team, including project lead Jack Dimond, Kevin Wolf and Adam Eventov met neighbors of the project and others from the community. We kept to our message that we are here to listen and that Keller Road and development in general are inevitable. The following is a summary of that initial meeting.

Where: The home of Kurt Gurling, 34119 Keller Flat Court, Winchester

When: Saturday, July 7, 4 p.m. to 5:30 p.m.

Who: Those attending included:

Jack Dimond	Keller Crossing team
Kevin Wolf	Keller Crossing team
Adam Eventov	Keller Crossing team
Randy Williams	Community Activist
Kirk Gurling	Neighbor
Sharon Gurling	Neighbor
Dennis Tuffin	San Diego-based Attorney
Lincoln Aramo	Neighbor
Mary Warren	Neighbor
Kelly Ryan	Neighbor
Steven Rush	Neighbor
Janet Rush	Neighbor
Martin Rosen	Trails commissioner
John Sims	Neighbor
Amy McCane?	Neighbor
Jamie Moore?	Neighbor
Peggy?	Neighbor
Georgia Denny?	Neighbor (came late, didn't give name, English accent)

Summary of Questions and Comments

1. There is confusion as to how new and old Keller roads will impact residents.
 - a. They think the four-lanes will be in front of their homes.
 - b. They think access will be more difficult to their area with the new roads.
2. People believe that they will look at huge industrial buildings or a sea of parking lots.
 - a. They think they will look at a giant wall.
3. They think that this urbanizes the area and changes their way of life.
 - a. Some see this as inevitable.
 - b. Some see this as an opportunity to draw a line in the sand over development

4. Kelly Ryan owns the land at the corner of Pourroy and Old Keller. She needs a solution to her access in and out of her property.

Between the lines: Comments made that give us an indication of their messaging.

1. The Hannas are outsiders, they don't live here.
2. The developers don't understand or appreciate the rural lifestyle.
2. This is nothing more than greedy development.

Suggested action items:

1. **Create renderings from the south, looking north, of how the project will look.**
2. **Prepare large map or several graphics showing traffic patterns, elevations.**
3. **Meet with group again, show the map.**
4. **Meet with Martin Rosen, redraw trails and create map visual**

Unabridged Questions and Comments:

1. Dennis Tuffin asked where's Rick? What didn't he communicate?
2. What is your response to the Planning Commission hearing?
3. Kelly Eagan, neighbor and mother of a 3 and 6 year old, doesn't like having people driving on Keller Road at 50 mph. "City folks are dangerous."
4. Tuffin said: "You have an obligation to be a good neighbor." This in reference to installing the intersection at Keller and Winchester/79.
5. If Clinton Keith Road is supposed to go through, why do we need Keller Road expanded.
6. We don't want Keller Road expanded.
7. Randy Williams: We understand the urbanized pressure on roads but what is the problem with this area being rural? Why is it unacceptable to the Hannas that this is rural?
8. Randy Williams: Does this project enrich the community - specifically those that live in the county long-term?
9. Randy W.: The intent of the Hannas and all developers is clear, to increase value of their investment. During the building boom developers were like pigs in a feeding frenzy with little regard for what is good for the community. If the Hannas are principled people, they'd look at what is a good plan for the area. We want to look at a plan that is in the best interest of the community. Clearly, this is a political process that impact zoning.
10. Lincoln Aramo: "You're saying this development (all development) is inevitable and that we have to knuckle under?"
11. Kelly Ryan: This is purely monetary. I invite the Hannas to dinner so they can see the rural lifestyle and why this is important to us.
12. Mary Warren: Buy us out! You're taking away lifestyles.
13. John Simms: You mentioned that the planning commission hearing was the first time you heard our concerns and that you were shocked? How does this make you feel?

14. Are there any parks?
15. When you put in trails, we want to put them inside the property, away from traffic. (Random comment: So people can ride to the dentist?)
16. We don't want to see seven-story office or industrial buildings!
17. Amy: You can understand our sentiment. People are feeling bulldozed.
18. Kelly Ryan: If you put in new Keller Road, you'll have to reroute my driveway with a 300-foot driveway through my property that will cut up my land.
19. Have you reworked the specific plan? We do not want you to disturb property owners to move Keller Road.
20. By creating new Keller, it will be inconvenient to get to our homes.

September Community Meeting Summary

September 27, 2012 Community Meeting Summary

- 17 total attendees, including Messrs Williams and Tuffin and the County's Trails representative Martin Rosen.
- No arguments or serious confrontations as to what the Keller Crossing team are planning.
- Main questions revolved around Keller intersection with #79. (Tuffin was very reasonable about it being a problem "now for the 50 community members in the area. No reference was made to any contribution by Keller Crossing.)
- Williams pressed his usual interrogation about the parties the Keller Crossing team have met with recently. The Keller Crossing team admitted to meeting with staff and all current planning commissioners. I pressed him as to his meetings and he said "nothing recently;" when I the Keller Crossing team further, Tuffin volunteered he had met with Verne Lauritzen.
- Mr. Ryan (owner of the Red Barn home at Old Keller and Puorroy) was very reasonable about his access issues and how New Keller would affect his property. He admitted to buying as an ultimate investment and was interested by the proximity of infrastructure to his property. He seemed fairly mollified by our explanation. He might be happy if we pave his driveway from the 'knuckle' to his driveway.
- Before the meeting Mr. Mike Abuan (owner of either the nursery on the east side of #79 or a parcel adjacent) gave the team an executed letter of support for the project and said he would attend the hearing on Oct. 17th. His letter was signed by three persons.

- One lady who is most concerned about equestrian issues asked her usual questions: “How will the Keller Crossing team continue to enjoy freedom of riding on dirt road and being able to cross Highway 79?” The County Trails rep indicated that existing County trails are limited to Puorroy Rd – only – and that our creation of a multi-purpose trail on New Keller, even if surfaced with DG, would be problematic because it wouldn’t “go anywhere.”
- There was no push-back (or approval) when the Keller Crossing team spoke of limiting PA 3 to 2 stories along New Keller, nor was there comment about other land uses.
- One neighbor who lives directly south of the eastern retention basin was concerned about the look of the retention basin. The team explained that it would be landscaped per new county requirements. He was not convinced and remained opposed to the project

Community Meeting Materials

Keller Crossing
Specific Plan

KELLER CROSSING SPECIFIC PLAN

Dear Neighbor,

The Keller Crossing team would like to invite you to a community meeting to discuss our proposed specific plan on **Thursday, Sept. 27, from 7 p.m. to 9 p.m.** at the **Winchester Community Center, 32665 Haddock Street, Winchester.**

At this meeting, we will present the specific plan, some of the changes we've made to the plan, answer questions and listen to your comments.

Keller Crossing is a specific plan for future development of a 200-acre property north of Keller Road, between Pourroy and Winchester roads. The proposed specific plan includes eight planning areas with a variety of uses, including areas of very-low density, low density and medium density for home construction. There are also areas for office space, mixed-use commercial space, retail development and 61 acres of open space for conservation.

Keller Crossing brings to the area much needed flood control infrastructure that can manage significant water flows in the event of a major storm event. As part of the future site development, the specific plan will require the extension of water and sewer lines and the realignment of Keller Road that will bring a much needed signalized intersection at Keller and Winchester roads.

We hope you can attend the Sept. 27 meeting, but if you cannot or if you would like to contact the Keller Crossing team, please call us at 1-800-480-4894 or email us at kellercrossing@yahoo.com.

Sincerely,



Jack Dimond
Keller Crossing Project Manager

Keller Crossing Outreach Team
31842 Cercle Chambertin, Temecula, CA 92591

Name	Address	Phone Number	Email
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Andy & Cindy Domenichini	31857 Winchester Rd.	951-926-6924	sky.canyon@verizon.net
TED & PET KARZEIS	6 Glastonbury Ln Windsor	949-933-2645	02047600@gmail.com
Melodiz Woldman	29610 Mejanian Rd. Menlo Park, CA	951-672-3349	melorae@aol.com
Jackie Cenoz	37300 Sounny Rd. Winchester, CA	951-581-7837	jackieceno2@msn.com
Steve & June Rush	32265 Keller Rd.	951-926-6939	avodrush@netzero.com
Mike Gurling	34119 Keller Flat Ct	951-325-8486	milyundollar@mike@msn.com
MARTIN ROSEN	County TRAILS 32265 HATHOR CIRCLE	951-301-5744	ROSENMHT9@MSN.COM
Rick Gray	County TRAILS	213 4213964	RGRAY@FIRSTTECHSUPPORT.COM

KELLER CROSSING
SPECIFIC PLAN

Community Meeting Sign In Sheet

Name

Address

Phone Number

Email

Dennis F. Tuffin

3455 W. W. RD.
72596

951-897-8713

N/A

Mike Abumot

33900 Winchester Rd #3
Winchester CA 92596

951 642 2863

KELLER CROSSING

S P E C I F I C P L A N

Community Meeting Sign In Sheet

Keller Crossing Community Meeting

Public Notice

Keller Crossing
Specific Plan

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723 - Certify an Environmental Impact Report - Applicant: Hanna Marital Trust - Engineer/Representative: Geoff Scott - Third Supervisorial District - French Valley Community - Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) - Highway 79 Policy Area - Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 - 201.1 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R: RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential environmental impacts of the proposed project. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 17, 2012
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite, or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 525, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

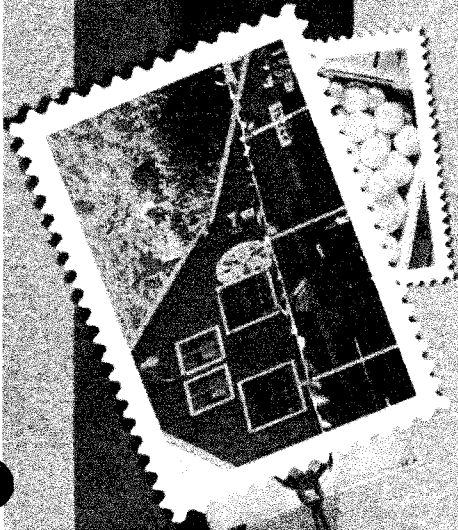
If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PowerPoint Presentations

- a. Planning Commission
- b. Community



KELLER CROSSING

RIVERSIDE COUNTY

SP 380 ■ EIR 525 ■ GPA 951 ■ CZ7723

Planning Commission Hearing

October 17, 2012

Timeline

- Property purchased by Bill and Violet Hanna..... May 1979
- Market Study Completed..... December 2007
- GPA/CZ/SP Application submitted..... February 2008
- HANS Approval, 61.1 Acres MSHCP Open Space..... November 2009
- Specific Plan Submitted to Planning Department..... December 2009
- Initial Study & NOP Circulated for Public Review..... January 2010
- CEQA Scoping Session..... February 2010
- 45 Day Public Review of EIR..... August 2011
- Final EIR Completed..... January 2012
- Community meetings & communications..... Ongoing
- Initial Planning Commission Hearing..... April 18, 2012
- Planning Commission October 17, 2012

Planning Commission Directives

• Actions suggested during April 18, 2012 hearing

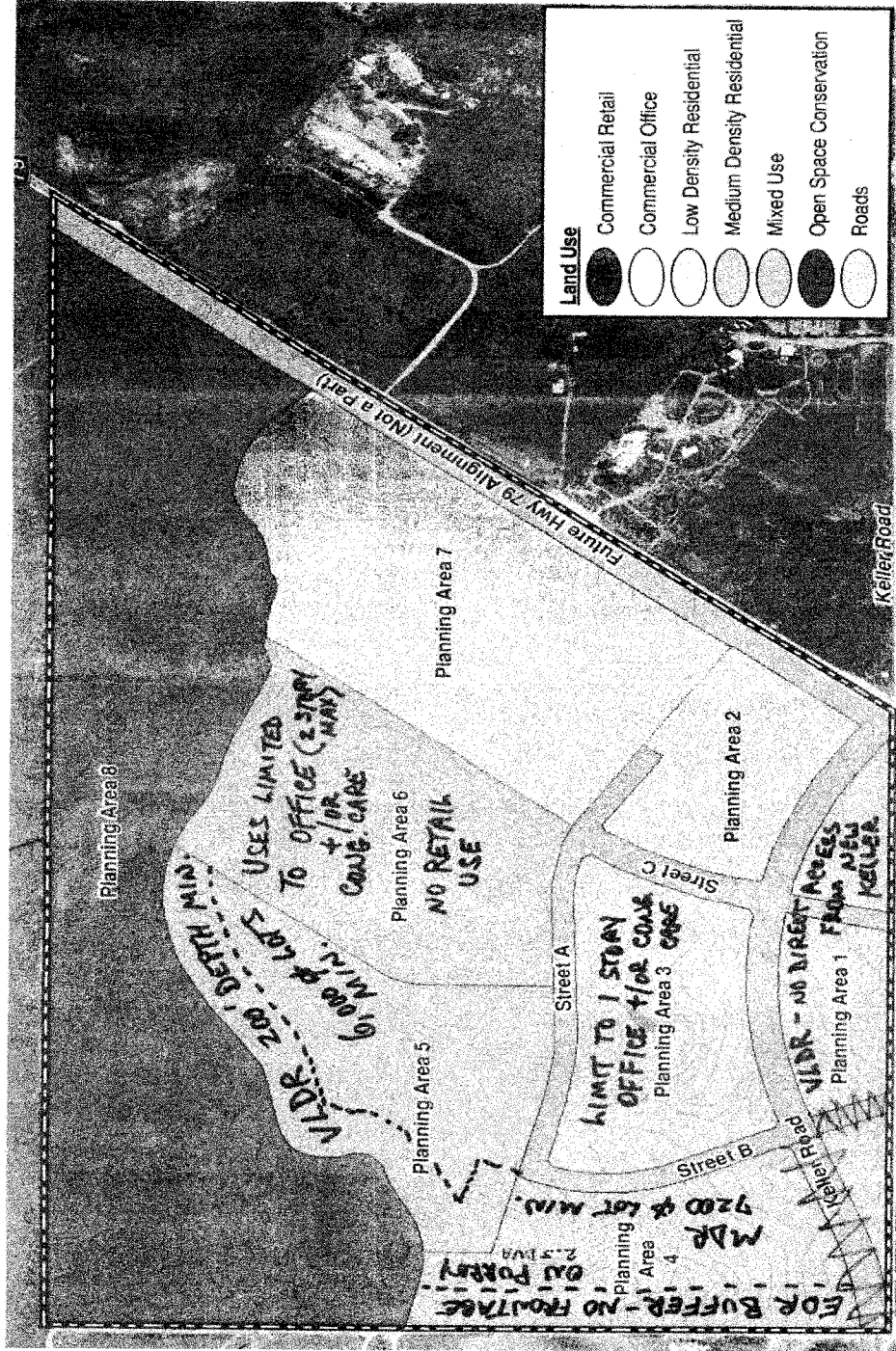
1. Address community concerns over commercial land use in Planning Area 1
2. Limit to one-story office and/or congregate care in Planning Area 3
3. EDR buffer – No frontage on Pourroy Road in Planning Area 4
4. VLDR development for 200' adjacent to Environmental Corridor in Planning Area 5
5. Limit uses to office and or congregate care with 2-story maximum height and no retail uses in Planning Area 6
6. Elimination of New Keller Rd west of Street "B" and elimination of Street "B" south of New Keller Road
7. Additional community outreach and legal notification within 1,320 feet of site

KELLER CROSSING

S P E C I F I C P L A N

Planning Commission Recommendations

Planning Commission Design Suggestions



KELLER CROSSING
SPECIFIC PLAN

Planning Commission Recommendations

Planning Commission Directives

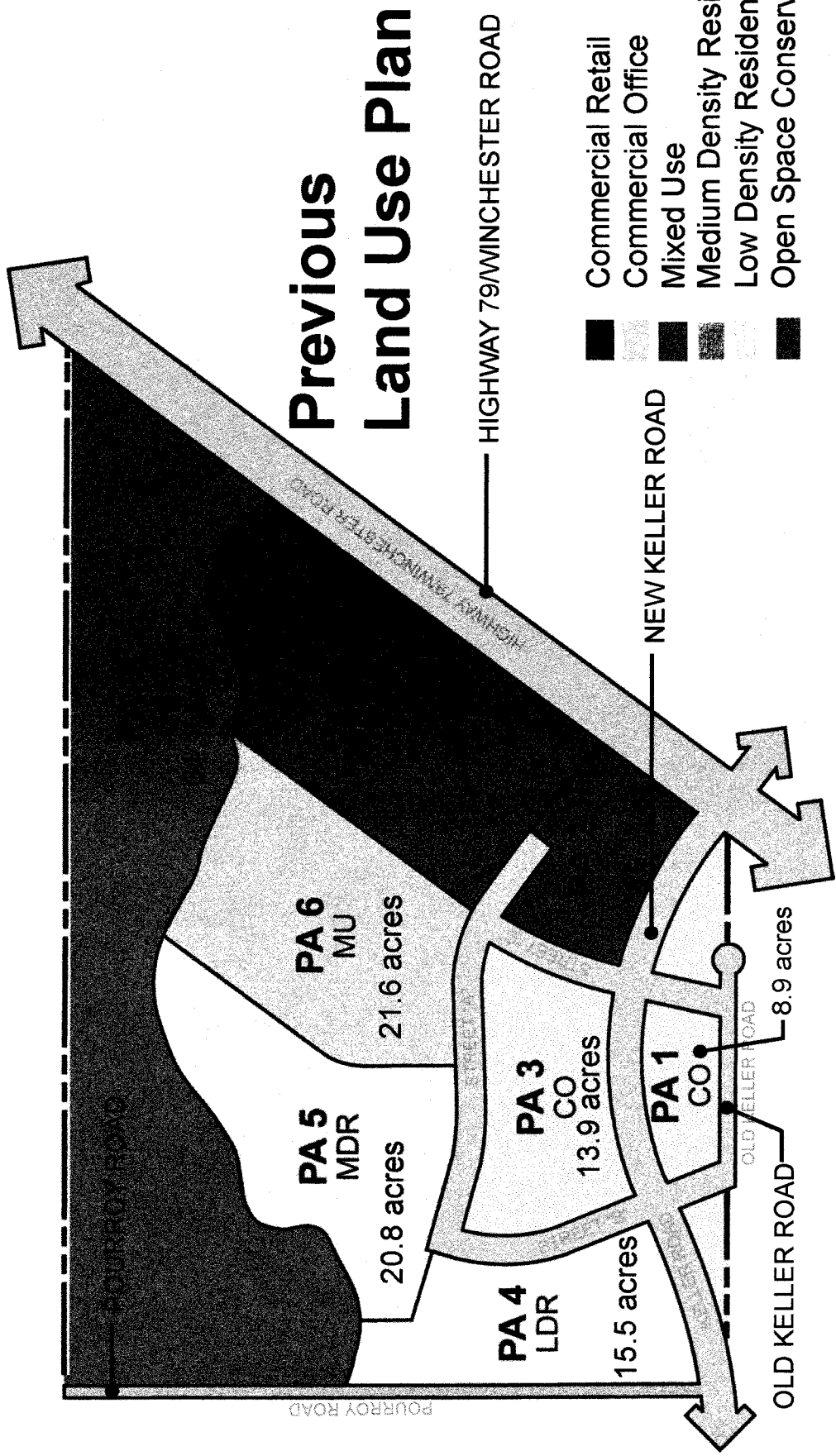
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KELLER CROSSING

S P E C I F I C P L A N

Planning Commission Recommendations

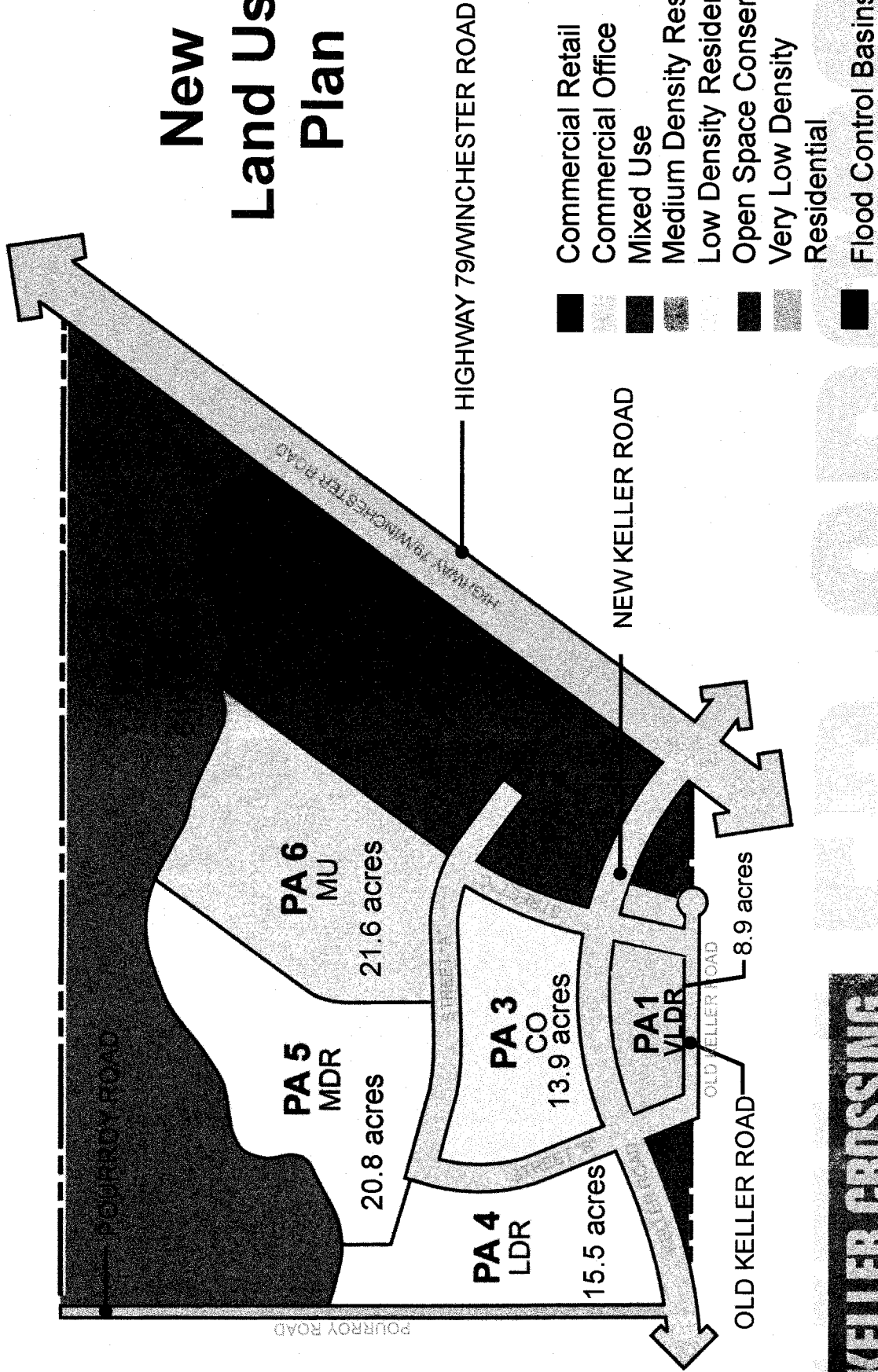


KELLER CROSSING

SPECIFIC PLAN

Previous Land Use Plan

New Land Use Plan

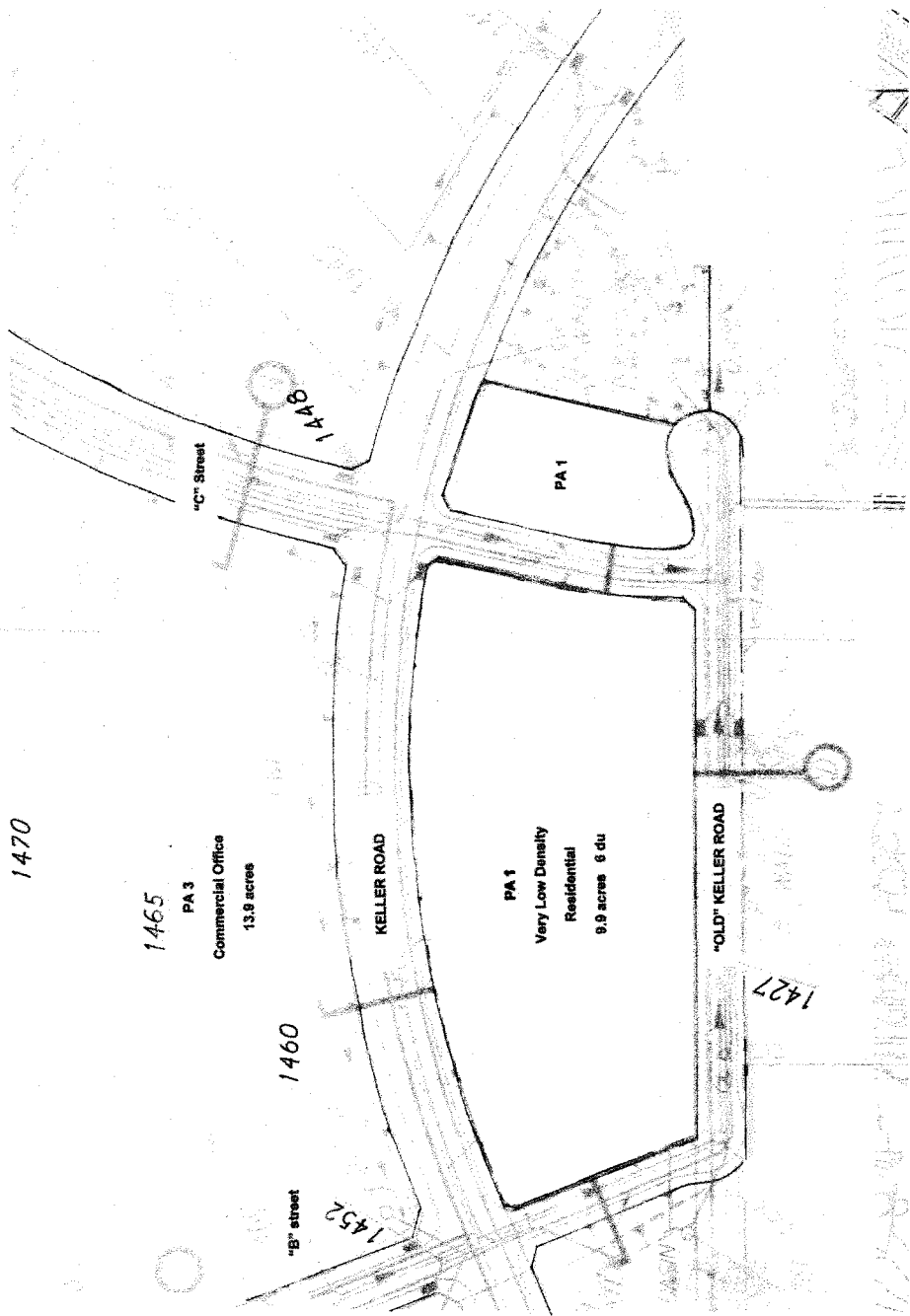
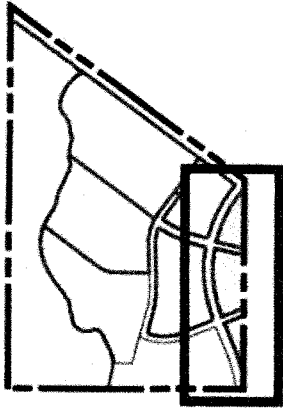


KELLER CROSSING

SPECIFIC PLAN

New Land Use Plan

ROADWAYS



•Old Keller Road preserved for local traffic

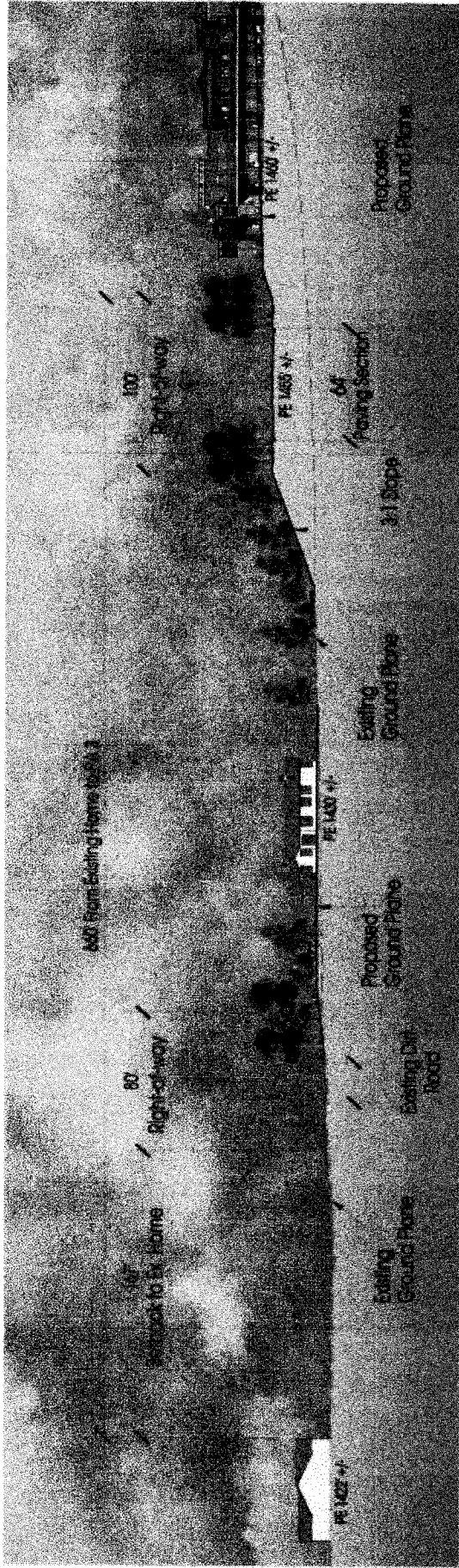
•Through traffic directed away from existing homes

KELLER CROSSING

SPECIFIC PLAN

Old Keller Road Preserved

Cross Section of Planning Areas 1 & 3



Existing Home

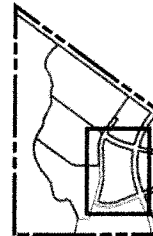


- One-acre lot with large front setback to preserve rural character
- Landscaped rear slope screens commercial uses to the North

- One-acre lot with large front setback to preserve rural character
- Landscaped rear slope screens commercial uses to the North

- Permitted Uses include offices, health clubs, financial institutions day cares, and places of worship
- Landscaped parkways screen commercial uses to the north and enhance the pedestrian experience

- Permitted Uses include offices, health clubs, financial institutions day cares, and places of worship



Representative Cross Section

Keller Crossing
 Riverside County, California
 Hanna Marital Trust

WELLS FARGO BANK
 10000 W. KELLEY AVENUE
 SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 TEL: 951.508.1234
 FAX: 951.508.1235
 www.wfb.com
 August 1, 2012

KELLER CROSSING

SPECIFIC PLAN

Land Use: Planning Area 3: Cross section

Planning Commission Directives

•Actions suggested during April 18, 2012 hearing

1. Address community concerns over commercial land use in Planning Area 1
2. Limit to one-story office and/or congregate care in Planning Area 3
3. EDR buffer – No frontage on Pourroy Road in Planning Area 4
4. VLDR development for 200' adjacent to Environmental Corridor in Planning Area 5
5. Limit uses to office and or congregate care with 2-story maximum height and no retail uses in Planning Area 6
6. Elimination of New Keller Rd west of Street "B" and elimination of Street "B" south of New Keller Road
7. Additional community outreach and legal notification within 1,320 feet of site

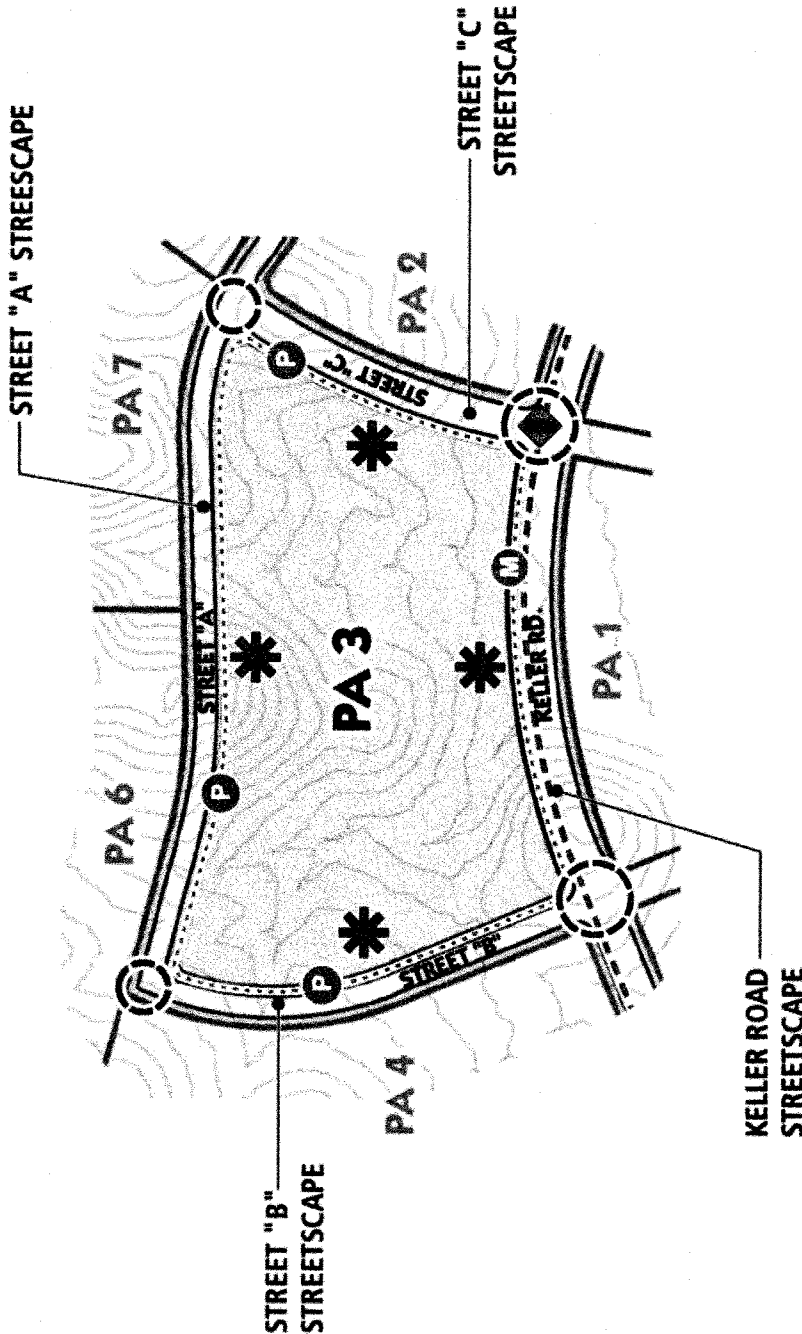
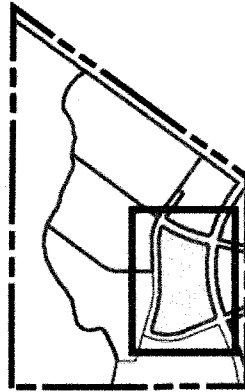
KELLER CROSSING

SPECIFIC PLAN

Planning Commission Recommendations

Planning Area 3

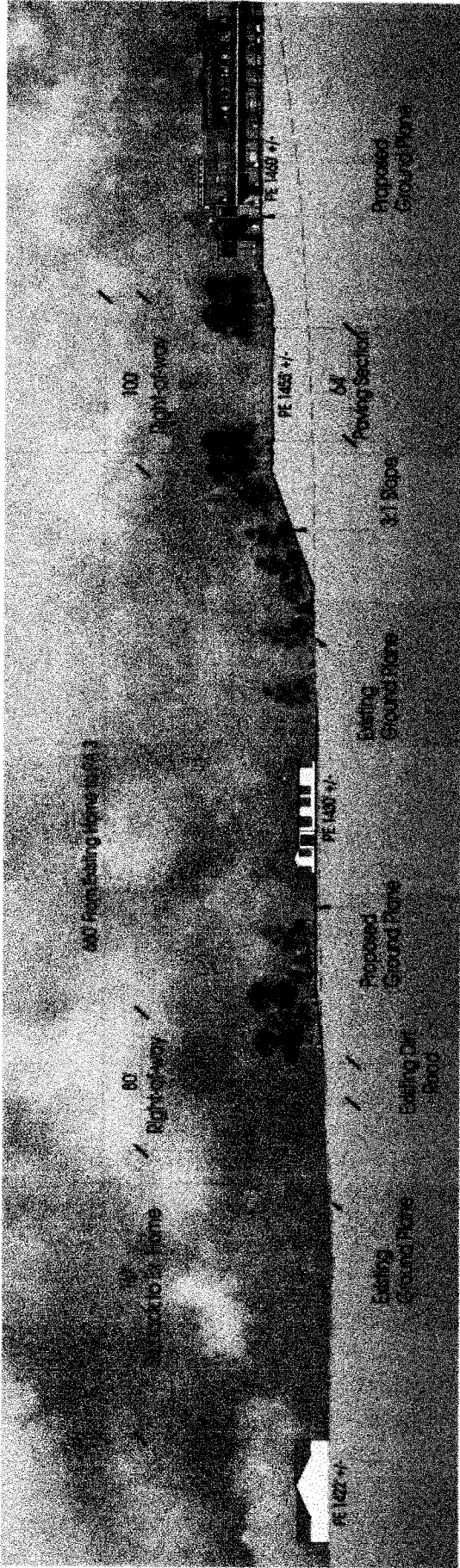
- * Project Entry
- Primary Intersection
- Secondary Intersection
- ◆ Signalized Intersection
- ⋯ Class I Bike Path
- ⋯ Class II Bike Lane
- ⋯ Parallel Sidewalk
- ⋯ Meandering Sidewalk



KELLER CROSSING SPECIFIC PLAN

Land Use Plan: Planning Area 3

Cross Section of Planning Areas 1 & 3



Existing Home



Existing Drainage

Old Keller Road
 • Ex. 80 Right-of-Way

New Home (PA 1)

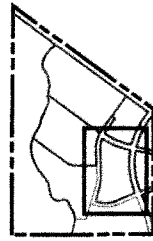
- One-acre lot with large front setback to preserve rural character
- Landscaped rear slope screens commercial uses to the North

Keller Road (New)

- 100 Right-of-Way
- 64' Curb Section
- Sidewalk both sides
- Secondary highway, diverts traffic away from Old Keller Road
- Landscaped parkways screen commercial uses to the north and enhance the pedestrian experience

PA 3

- Permitted Uses include offices, Health clubs, financial institutions day cares, and places of worship



Representative Cross Section

Keller Crossing
 Riverside County, California
 Hanna Marital Trust

NOTES:
 1. Intentional Blank or Omitted
 2. **WELLS FARGO BANK**
 3. **WELLS FARGO BANK**
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 9. **WELLS FARGO BANK**
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KELLER CROSSING

SPECIFIC PLAN

Land Use: Planning Area 3: Cross section

Planning Commission Directives

•Actions suggested during April 18, 2012 hearing









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7. Additional community outreach and legal notification within 1,320 feet of site

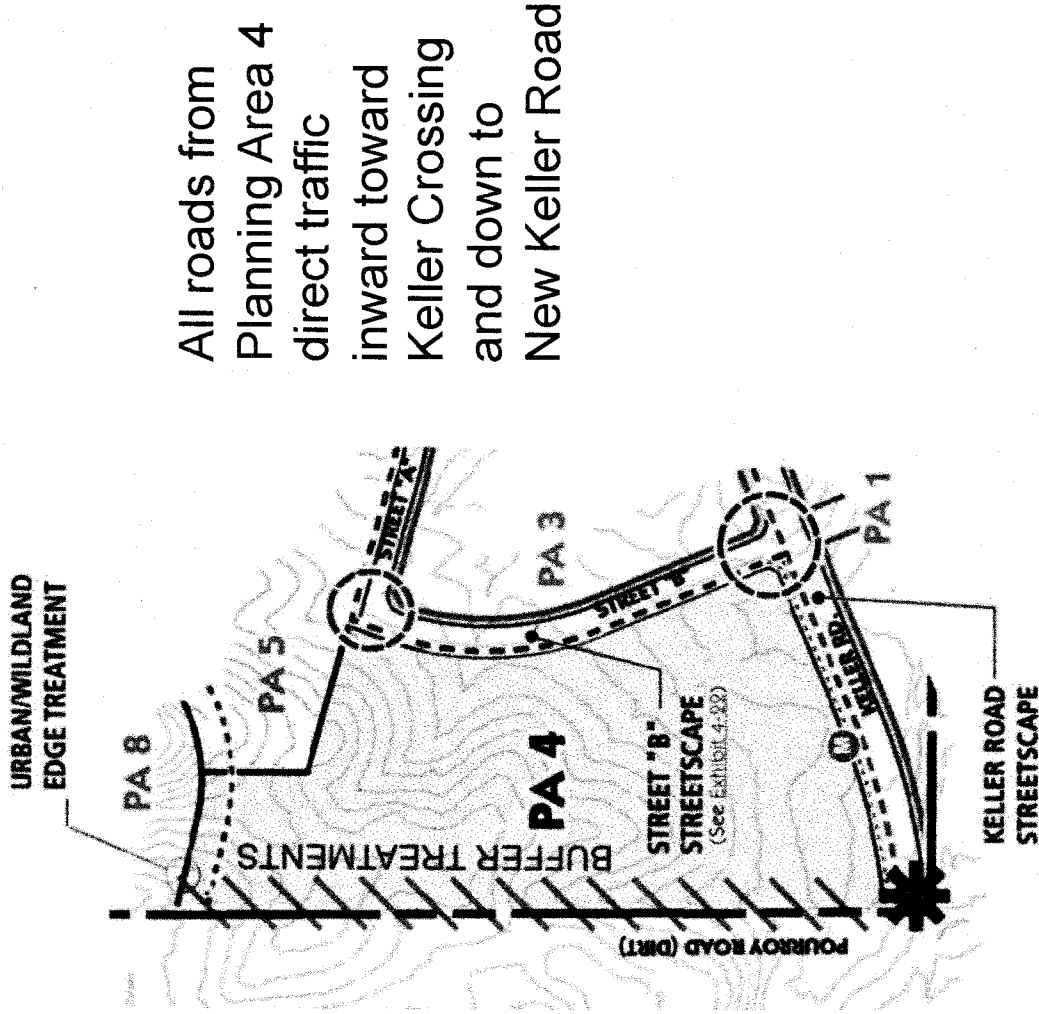
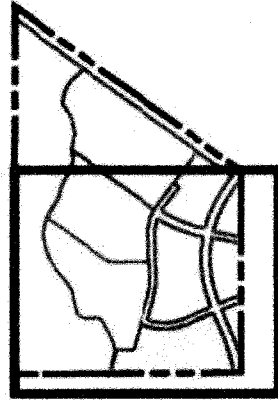
KELLER CROSSING

S P E C I F I C P L A N

Planning Commission Recommendations

Planning Area 4

-  Secondary Entry
-  Primary Intersection
-  Secondary Intersection
-  Activity Center
-  Class I Bike Path
-  Foothill Trail
-  Class II Bike Lane
-  Meandering Sidewalk



All roads from Planning Area 4 direct traffic inward toward Keller Crossing and down to New Keller Road

KELLER CROSSING

SPECIFIC PLAN

Land Use Plan: Planning Area 4

Planning Commission Directives

•Actions suggested during April 18, 2012 hearing









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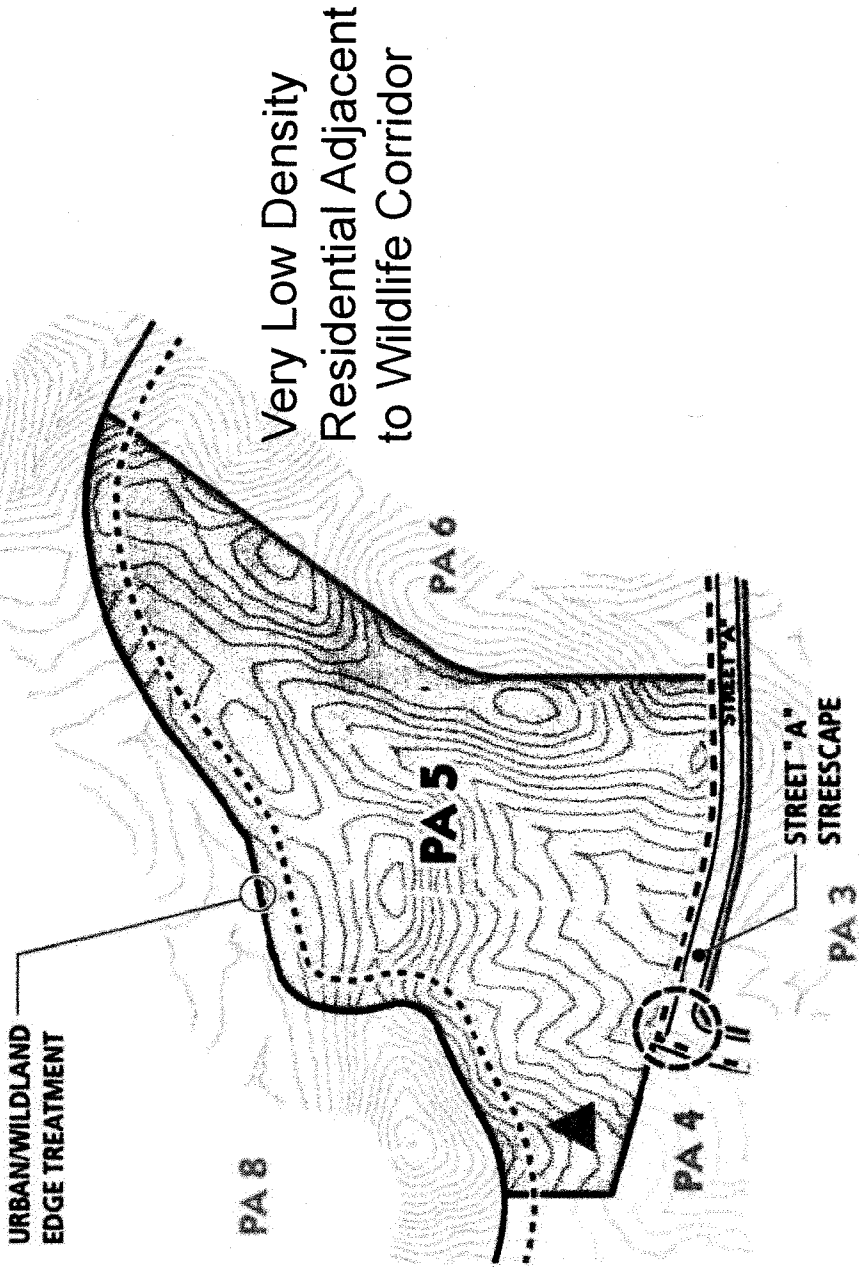
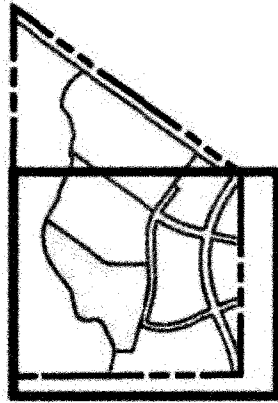
KELLER CROSSING

S P E C I F I C P L A N

Planning Commission Recommendations

Planning Area 5

-  Secondary Entry
-  Primary Intersection
-  Secondary Intersection
-  Activity Center
-  Class I Bike Path
-  Foothill Trail
-  Class II Bike Lane
-  Meandering Sidewalk

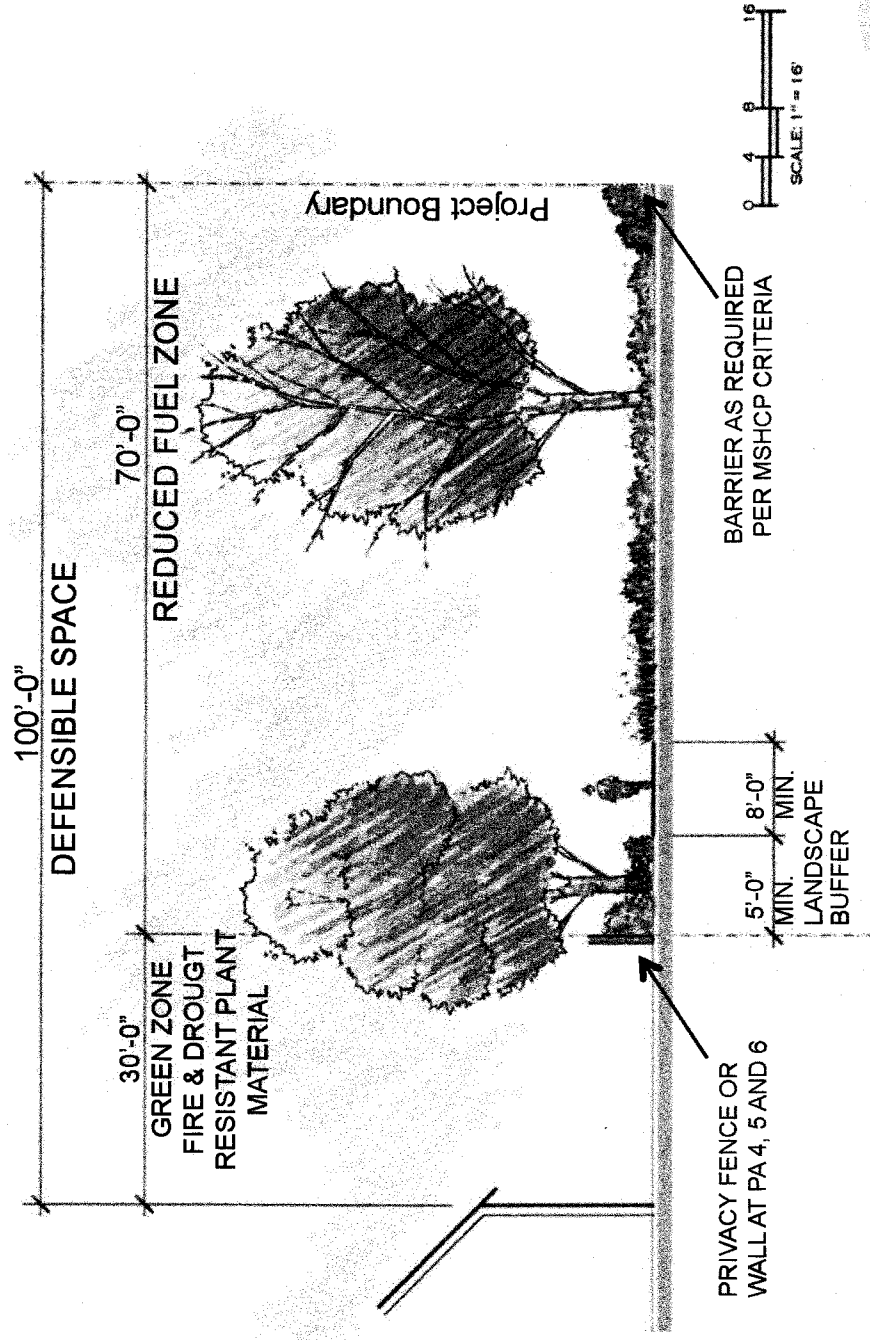


KELLER CROSSING

SPECIFIC PLAN

Land Use Plan Planning Area 5

Urban Wild Land Edge Treatment

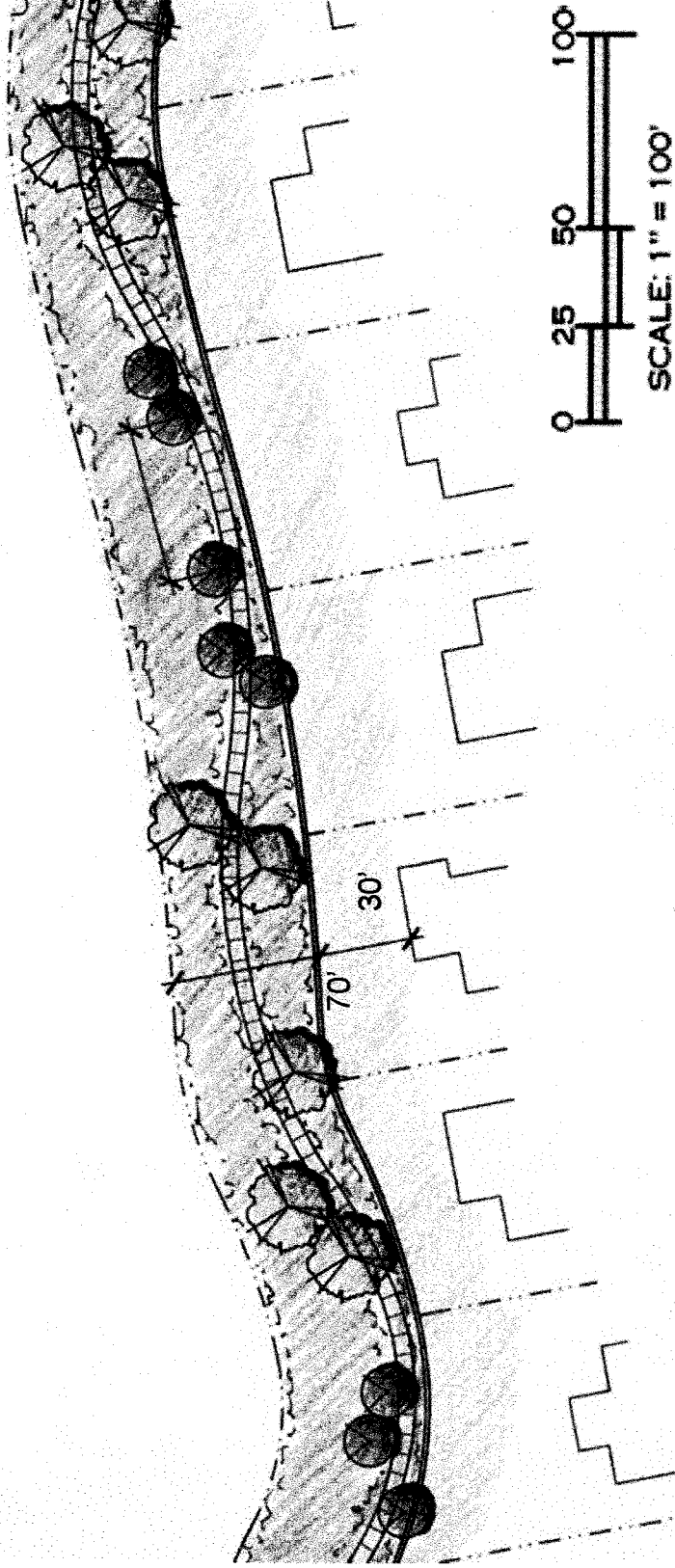


KELLER CROSSING

SPECIFIC PLAN

Developed / Wild land Interface / Fuel Modification Plan

Urban Wild Land Edge Treatment



KELLER CROSSING

SPECIFIC PLAN

Developed / Wild land Interface / Fuel Modification Plan

Planning Commission Directives

•Actions suggested during April 18, 2012 hearing

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KELLER CROSSING

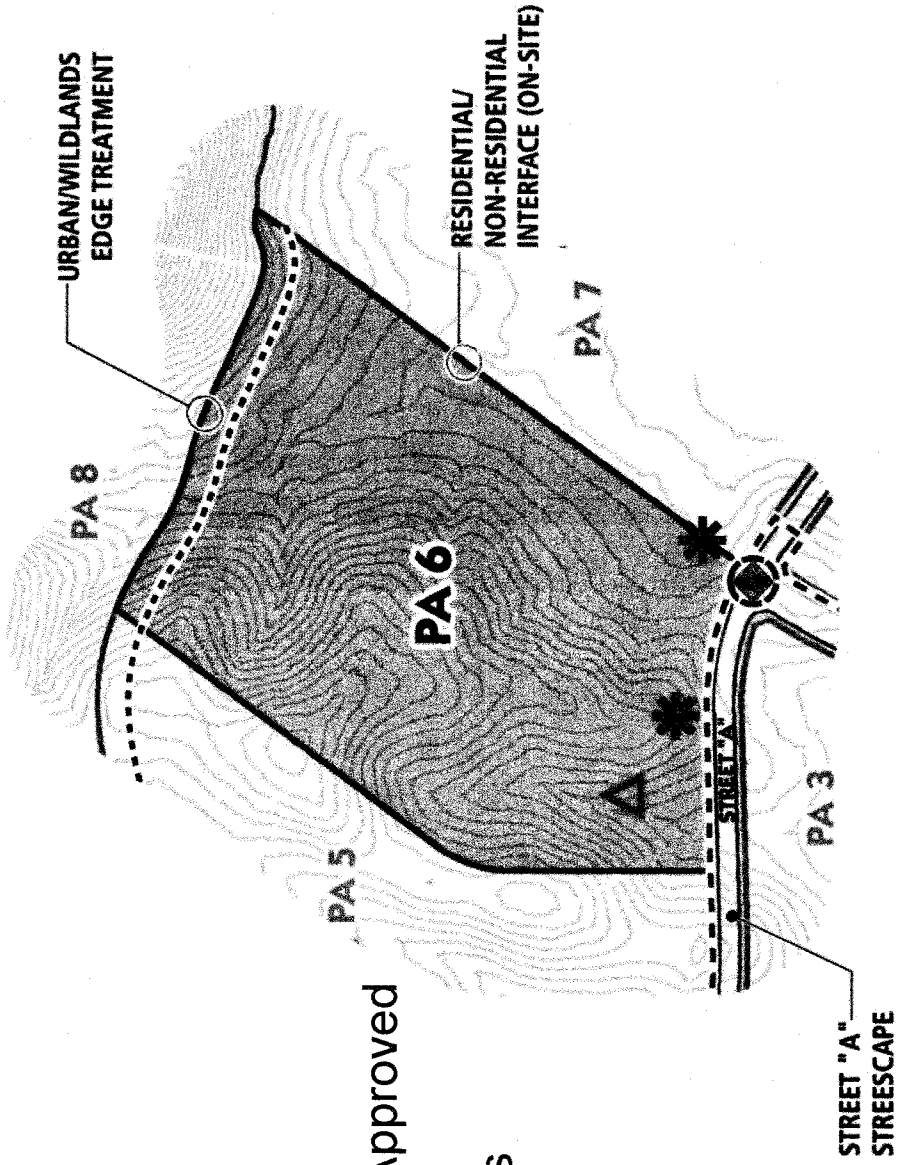
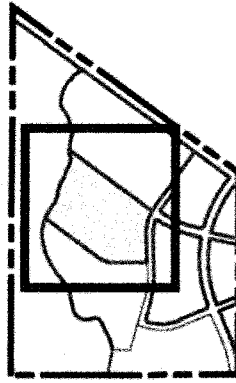
SPECIFIC PLAN

Planning Commission Recommendations

Planning Area 6

- Project Entry
- Secondary Intersection
- Recreation Center
- Class I Bike Path
- Foothill Trail

- Limited Retail Ancillary to Approved Uses
- Maximum Height - 2 stories



KELLER CROSSING

SPECIFIC PLAN

Land Use Plan: Planning Area 6

Planning Commission Directives

• Actions suggested during April 18, 2012 hearing

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KELLER CROSSING

S P E C I F I C P L A N

Planning Commission Recommendations

Planning Commission Directives

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- 1. Address community concerns over commercial land use in Planning Area 1
- 2. Limit to one-story office and/or congregate care in Planning Area 3
- 3. EDR buffer – No frontage on Pourroy Road in Planning Area 4
- 4. VLDR development for 200' adjacent to Environmental Corridor in Planning Area 5
- 5. Limit uses to office and or congregate care with 2-story maximum height and no retail uses in Planning Area 6
- 6. Elimination of New Keller Rd west of Street "B" and elimination of Street "B" south of New Keller Road
- 7. Additional community outreach and legal notification within 1,320 feet of site

KELLER CROSSING

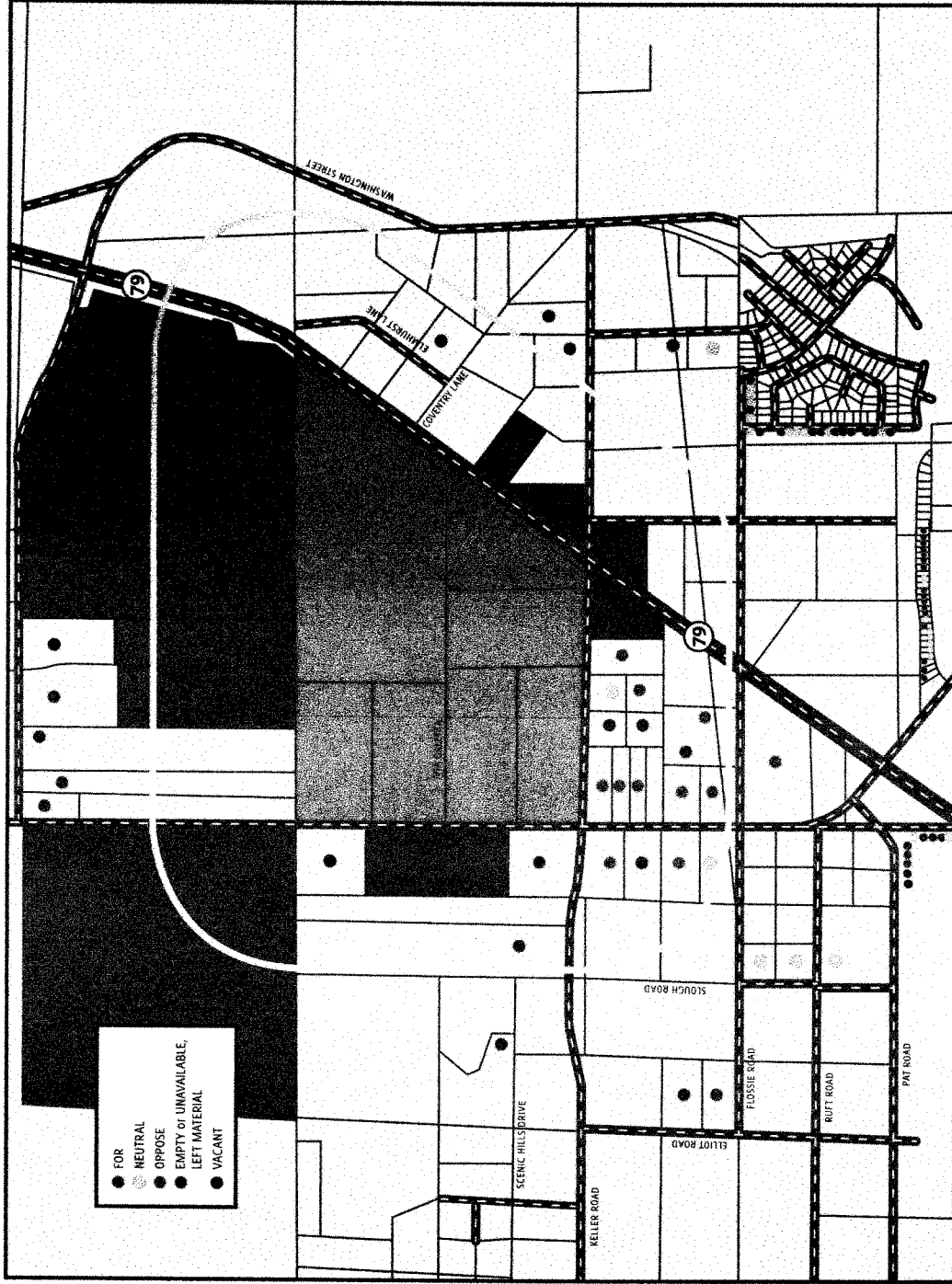
SPECIFIC PLAN

Planning Commission Recommendations

Community Outreach Program

- **Methodology**
 - Established Toll-Free Hotline
 - Established Email Address
 - Created leave behind
 - Additional contact with property owners by telephone and email
- **Door to Door Outreach**
 - Contacted residents a minimum of 1/4 –mile radius
 - Spoke with residents when available
 - Left material behind
- **Community Meetings**
 - Met with neighbors on July 7
 - Community meeting on September 27

Community Outreach Program - Properties Contacted



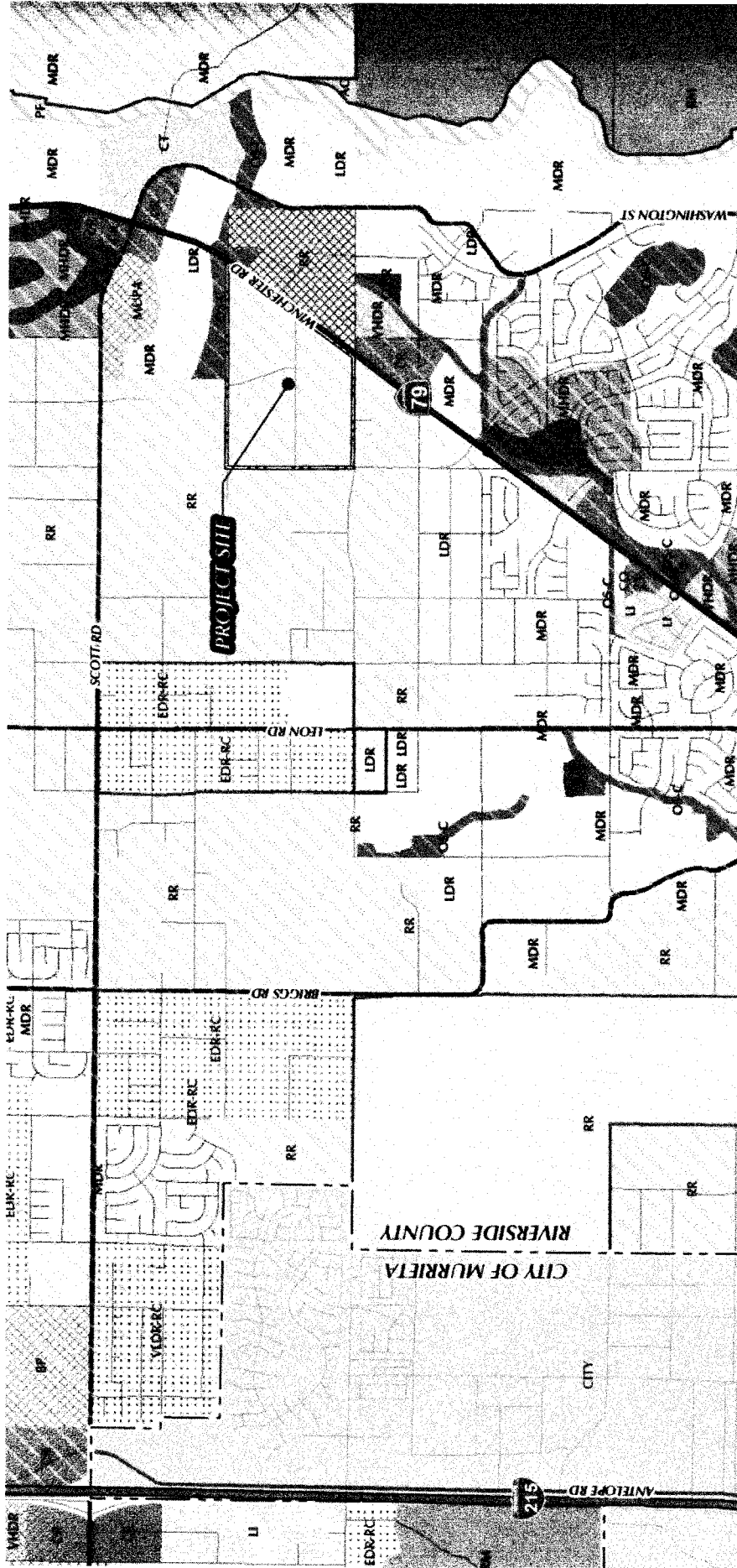
KELLER CROSSING

SPECIFIC PLAN

Outreach Program: Contacted Properties

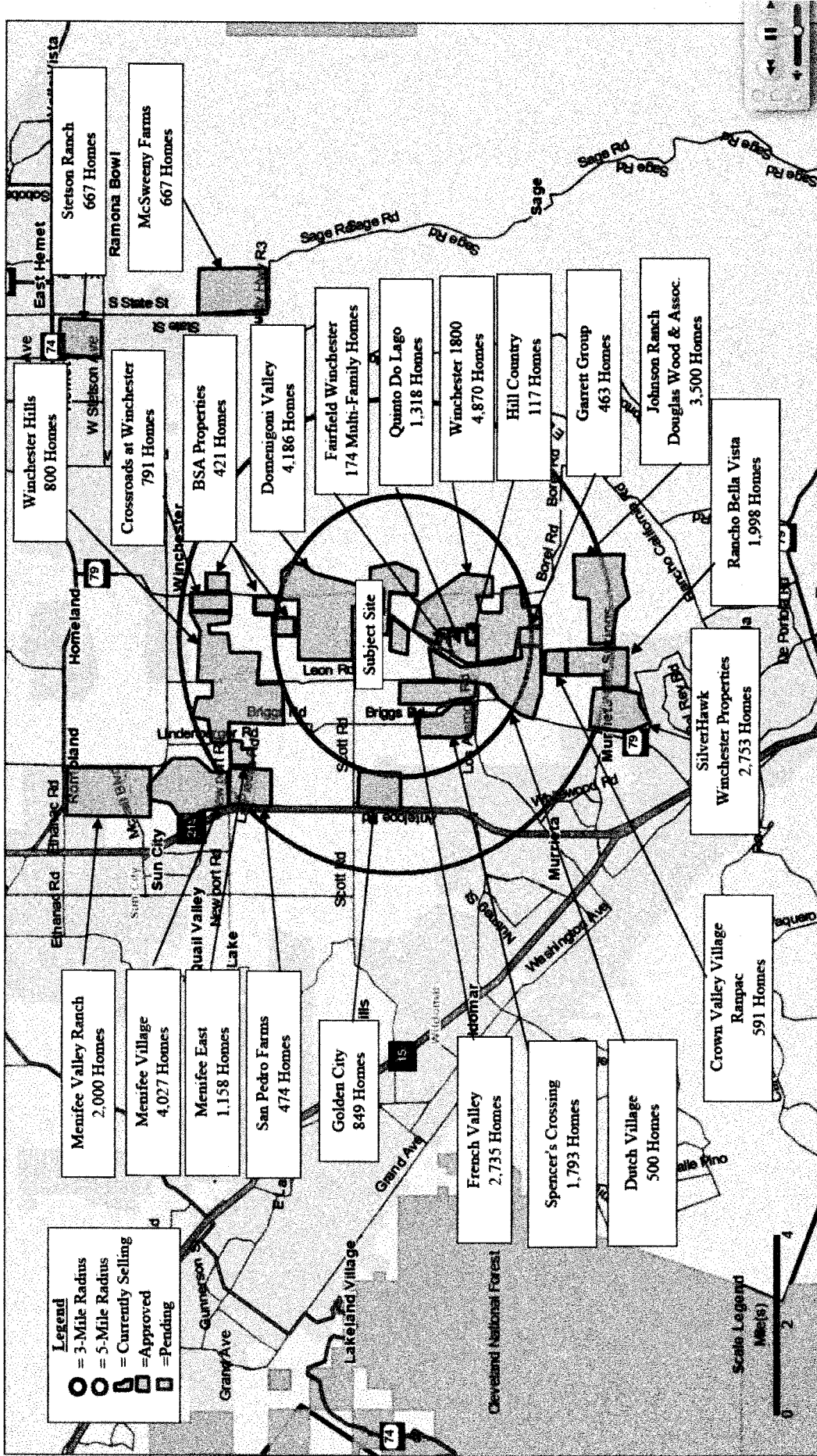
Additional Slides

1. **Future and current residential development in the area**
2. **Land uses near the project**



**KELLER CROSSING
SPECIFIC PLAN**

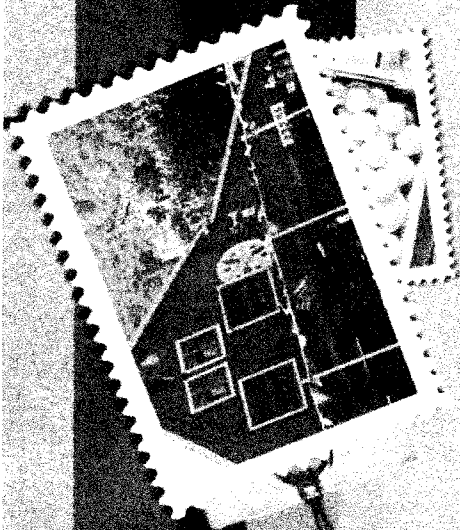
Existing and future land uses



KELLER CROSSING

SPECIFIC PLAN

Planning Commission Recommendations



KELLER CROSSING

RIVERSTONE ESTATE

SP 380 ■ EIR 525 ■ GPA 951 ■ CZ7723

Community Outreach Report

July 1, 2012 to the Present

Prepared by

Well**Said!** Communications

31842 Cercle Chambertin

Temecula, CA 92591

- **Team Introduction**
- **Timeline**
- **Opportunities**
- **Land Use Plan**
- **Open Space & Trails**
- **Roadways & Infrastructure**
- **Design Guidelines & Landscape**
- **Questions and Answers**

Keller Crossing Team

- Jack Dimond: Project Manager
- Kevin Wolf: Governmental Affairs
- Rick Hoffman: Governmental and Community Outreach
- Adam Eventov: Community Outreach
- Multiple Consultants representing a variety of planning and development disciplines

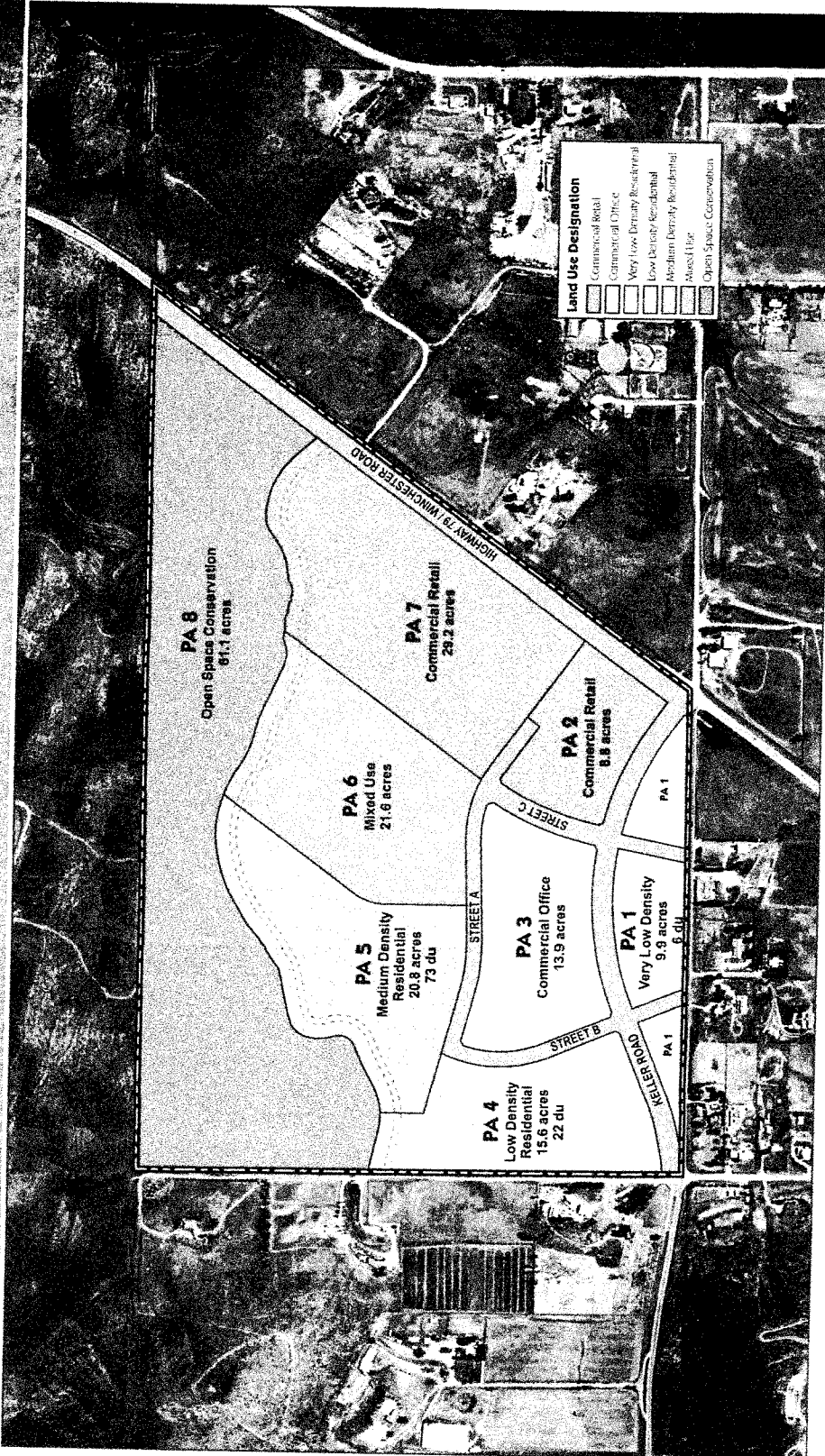
Timeline

- Property purchased by Bill and Violet Hanna.....May 1979
- Market Study Completed.....December 2007
- GPA/CZ/SP Application submitted.....February 2008
- HANS Approval, 61.1 Acres MSHCP Open Space.....November 2009
- Specific Plan Submitted to Planning Department.....December 2009
- Initial Study & NOP Circulated for Public Review.....January 2010
- CEQA Scoping Session.....February 2010
- 45 Day Public Review of EIR.....August 2011
- Final EIR Completed.....January 2012
- Community meetings & communications.....Ongoing
- Initial Planning Commission Hearing.....April 18, 2012
- Planning Commission Scheduled.....October 17, 2012

KELLER CROSSING

S P E C I F I C P L A N

Timeline











Land Use Designation

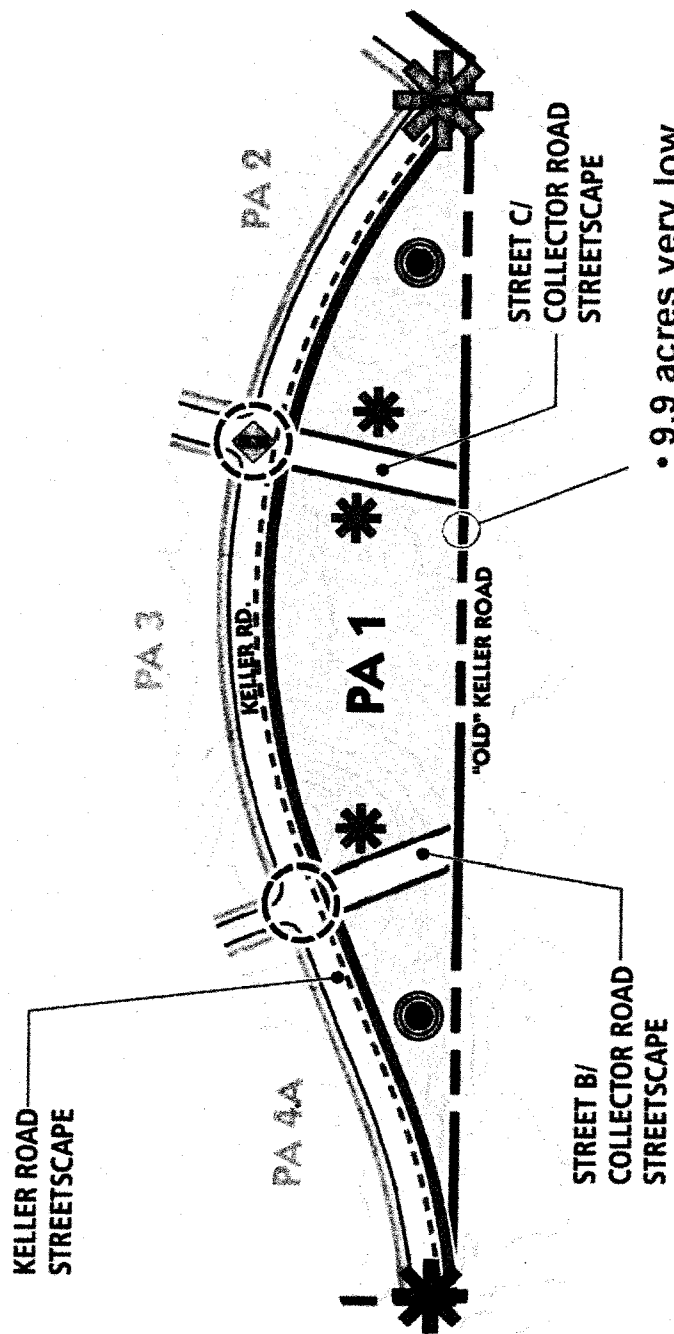
[Symbol]	Commercial Retail
[Symbol]	Commercial Office
[Symbol]	Very Low Density Residential
[Symbol]	Low Density Residential
[Symbol]	Medium Density Residential
[Symbol]	Mixed Use
[Symbol]	Open Space Conservation

Keller Crossing
 Riverside County
 Hanna Mantal Trust



Planning Area 1

-  Primary Entry
(See Exhibits 4.1.1A and 4.1.1B)
-  Primary Entry
-  Project Entry
-  Primary Intersection
-  Detention Basin Location
-  Signalized Intersection
-  Regional Trail
-  Class II Bike Lane



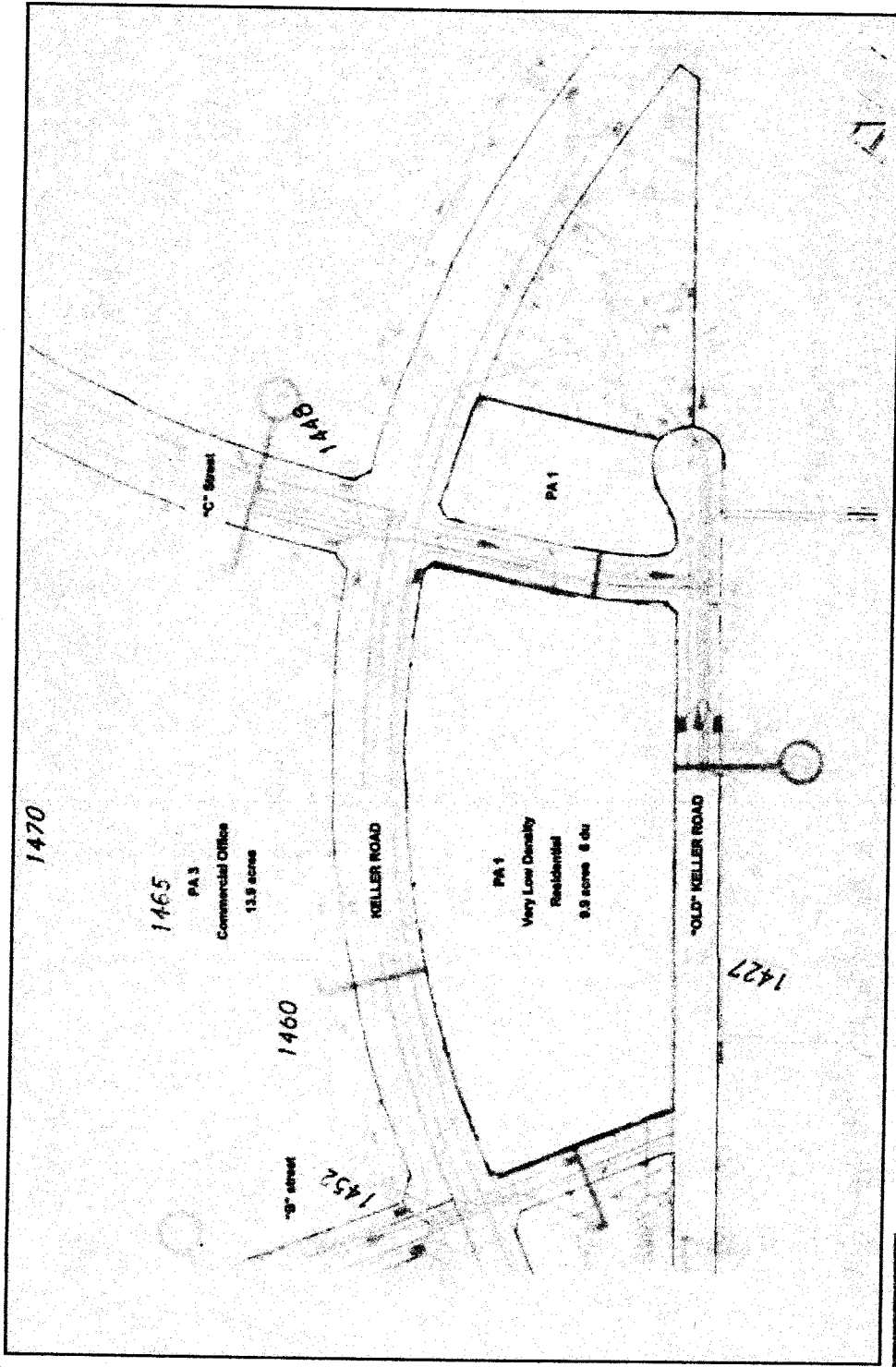
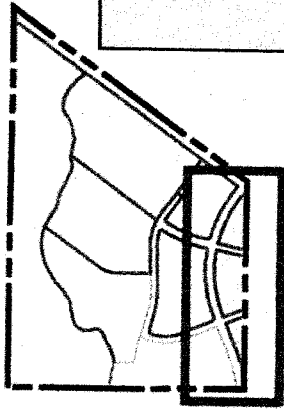
- 9.9 acres very low density residential
- Six dwelling units
- Open space for landscaped flood control basins

KELLER CROSSING

SPECIFIC PLAN

Land Use Plan Planning Area 1

ROADWAYS



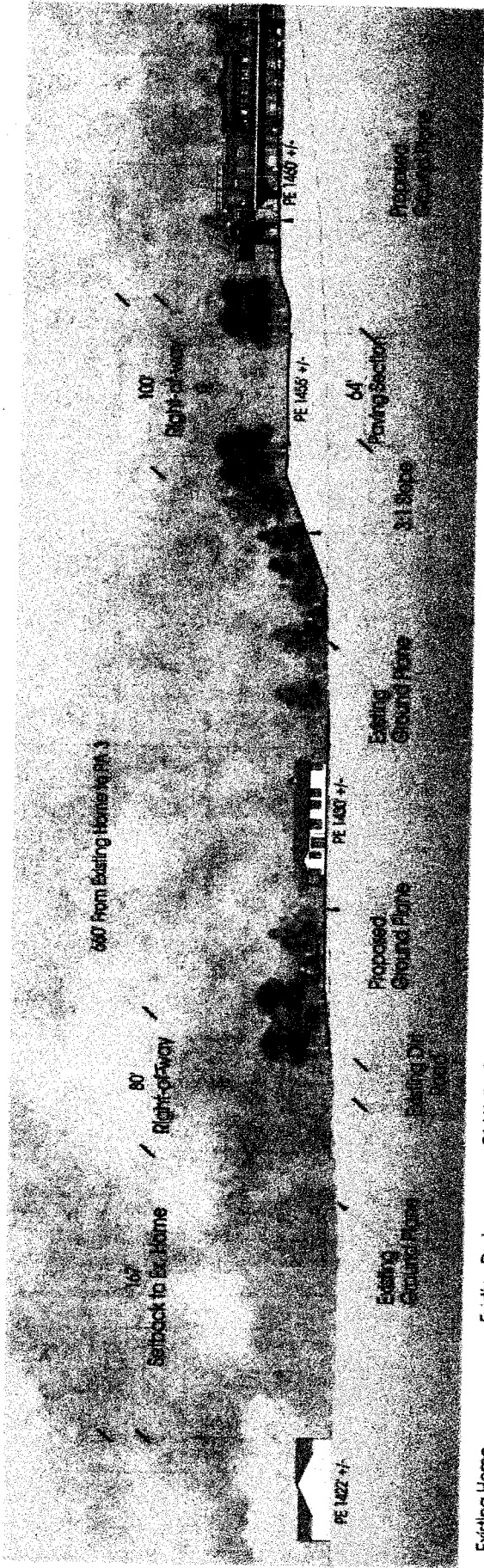
- Old Keller Road preserved for local traffic
- Through traffic directed away from existing homes

KELLER CROSSING

SPECIFIC PLAN

Old Keller Road Preserved

Cross Section of Planning Areas 1 & 3



Existing Home

Existing Drainage

Old Keller Road

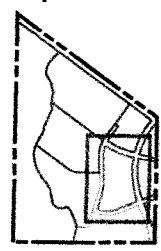
New Home (PA 1)

Keller Road (New)

- Ex. 80 Right-of-Way
- One-acre lot with large front setback to preserve rural character
- Landscaped rear slope screens commercial uses to the North
- 100' Right-of-Way
- 64' Curb Section
- Sidewalk both sides
- Secondary Highway, diverts traffic away from Old Keller Road
- Landscaped parkways screen commercial uses to the north and enhance the pedestrian experience

PA 3

- Permitted Uses include offices, Health clubs, financial institutions day cares, and places of worship



Representative Cross Section

Keller Crossing
 Riverside County, California
 Hanna Marital Trust









WILLIAMS-BALMORICH
 ARCHITECTS INC.
 1000 W. UNIVERSITY AVENUE
 SUITE 200
 RIVERSIDE, CALIFORNIA 92507
 August 2, 2012

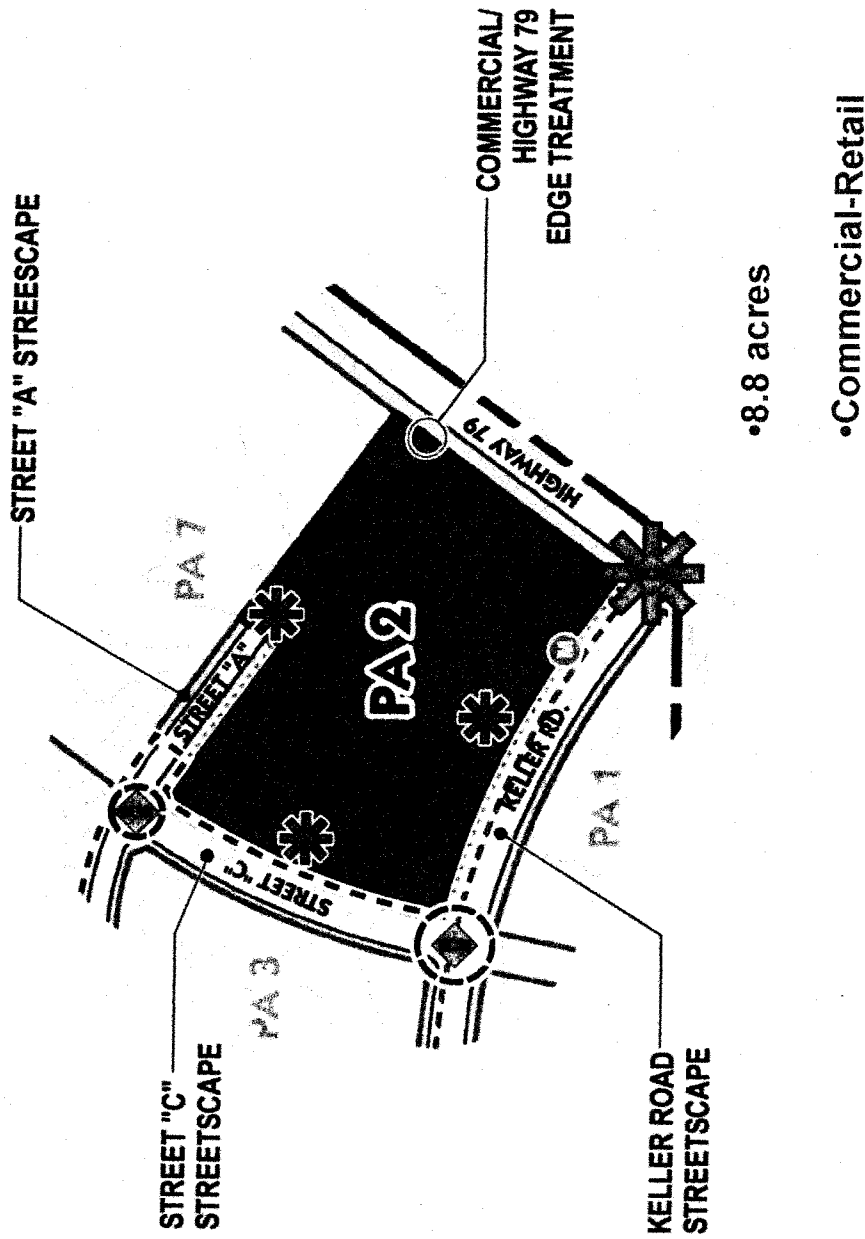
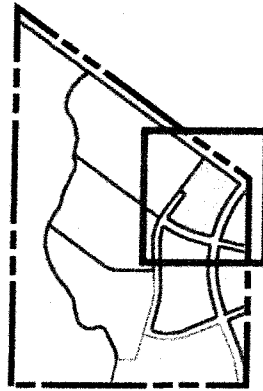
KELLER CROSSING

SPECIFIC PLAN

Land Use: Planning Area 3: Cross section

Planning Area 2

-  Primary Entry
-  Project Entry
-  Primary Intersection
-  Secondary Intersection
-  Signalized Intersection
-  Class I Bike Path
-  Class II Bike Lane
-  Meandering Sidewalk



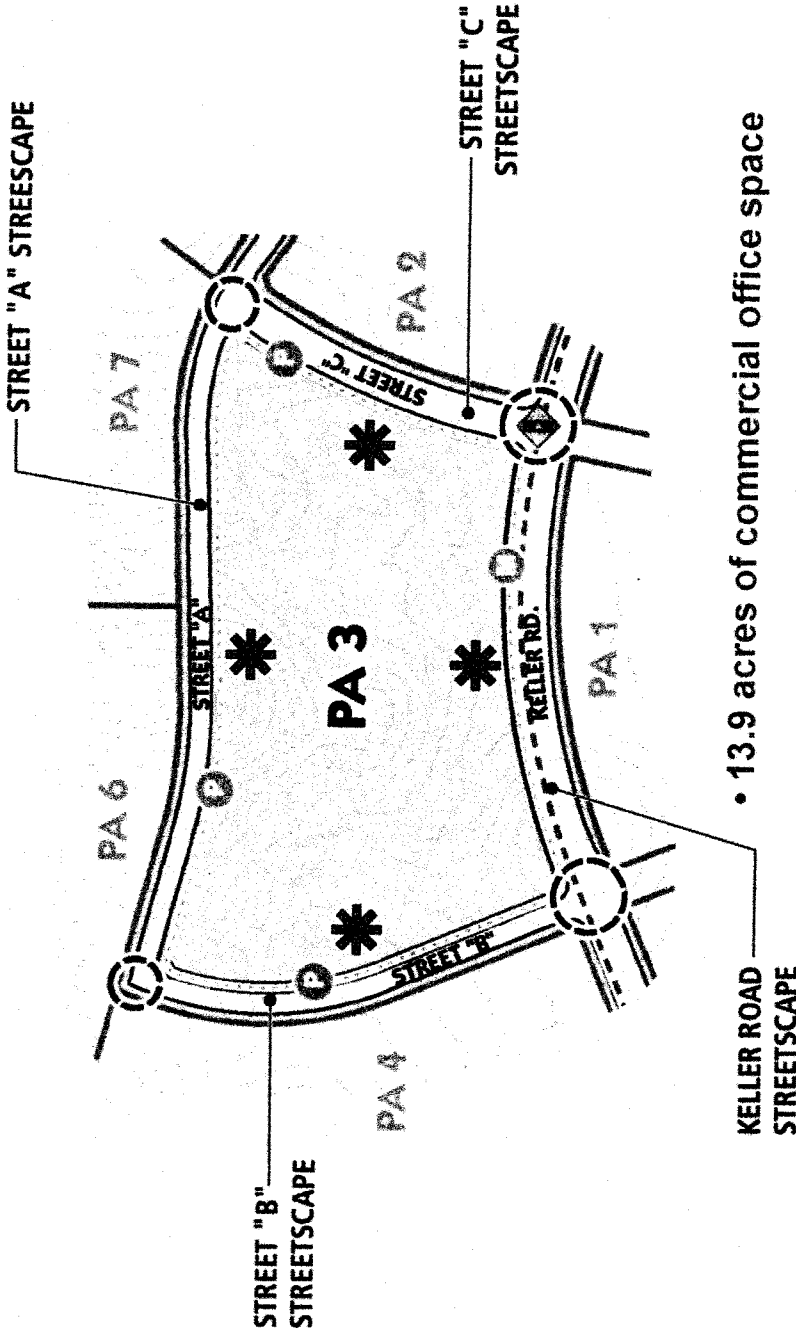
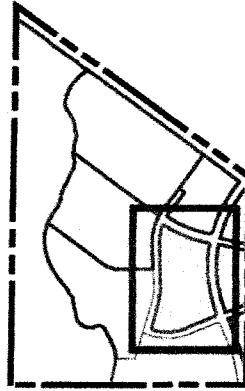
KELLER CROSSING

SPECIFIC PLAN

Land Use Plan Planning Area 2

Planning Area 3

- * Project Entry
- Primary Intersection
- Secondary Intersection
- ◆ Signalized Intersection
- ⋯ Class I Bike Path
- ⋯ Class II Bike Lane
- Parallel Sidewalk
- Meandering Sidewalk



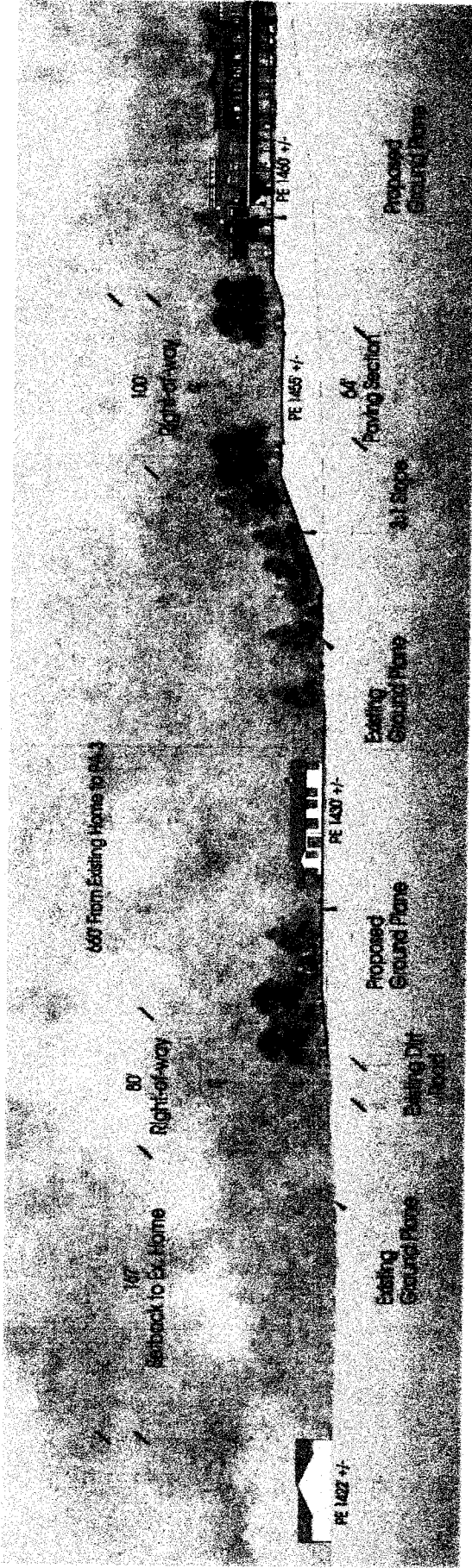
- 13.9 acres of commercial office space
- 45-foot maximum building height
- Two-story buildings maximum along Keller Road

KELLER CROSSING

SPECIFIC PLAN

Land Use Plan: Planning Area 3

Cross Section of Planning Areas 1 & 3



Existing Home

Existing Drainage

Old Keller Road

New Home (PA 1)

Keller Road (New)

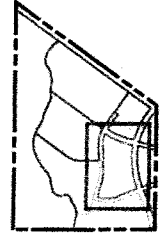
PA 3

- Ex. 80' Right-of-Way

- One-acre lot with large front setback to preserve rural character
- Landscaped rear slope screens commercial uses to the North

- 100' Right-of-Way
- 64' Curb Section
- Sidewalk both sides
- Secondary Highway, diverts traffic away from Old Keller Road
- Landscaped parkways screen commercial uses to the north and enhance the pedestrian experience

- Permitted Uses include offices, health clubs, financial institutions, day cares, and places of worship



Representative Cross Section

Keller Crossing
 Riverside County, California
 Hanna Marital Trust











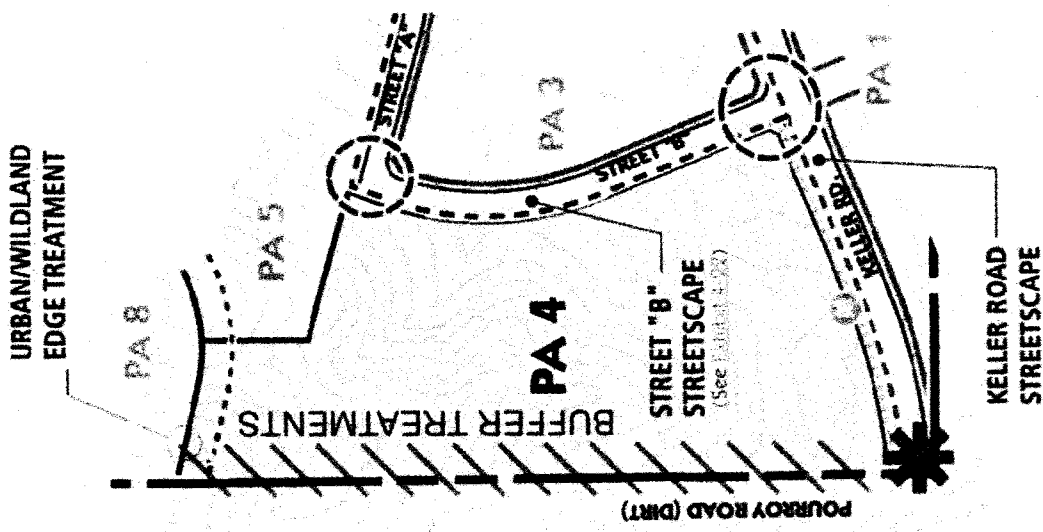
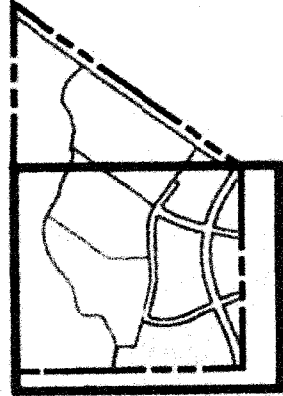
KELLER CROSSING

SPECIFIC PLAN

Land Use: Planning Area 3: Cross section

Planning Area 4

-  Secondary Entry
-  Primary Intersection
-  Secondary Intersection
-  Activity Center
-  Class I Bike Path
-  Foothill Trail
-  Class II Bike Lane
-  Meandering Sidewalk



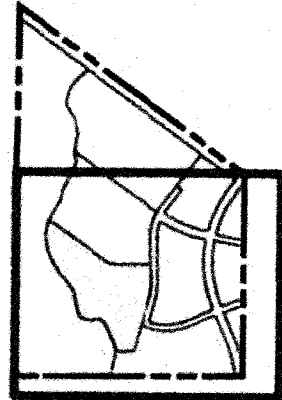
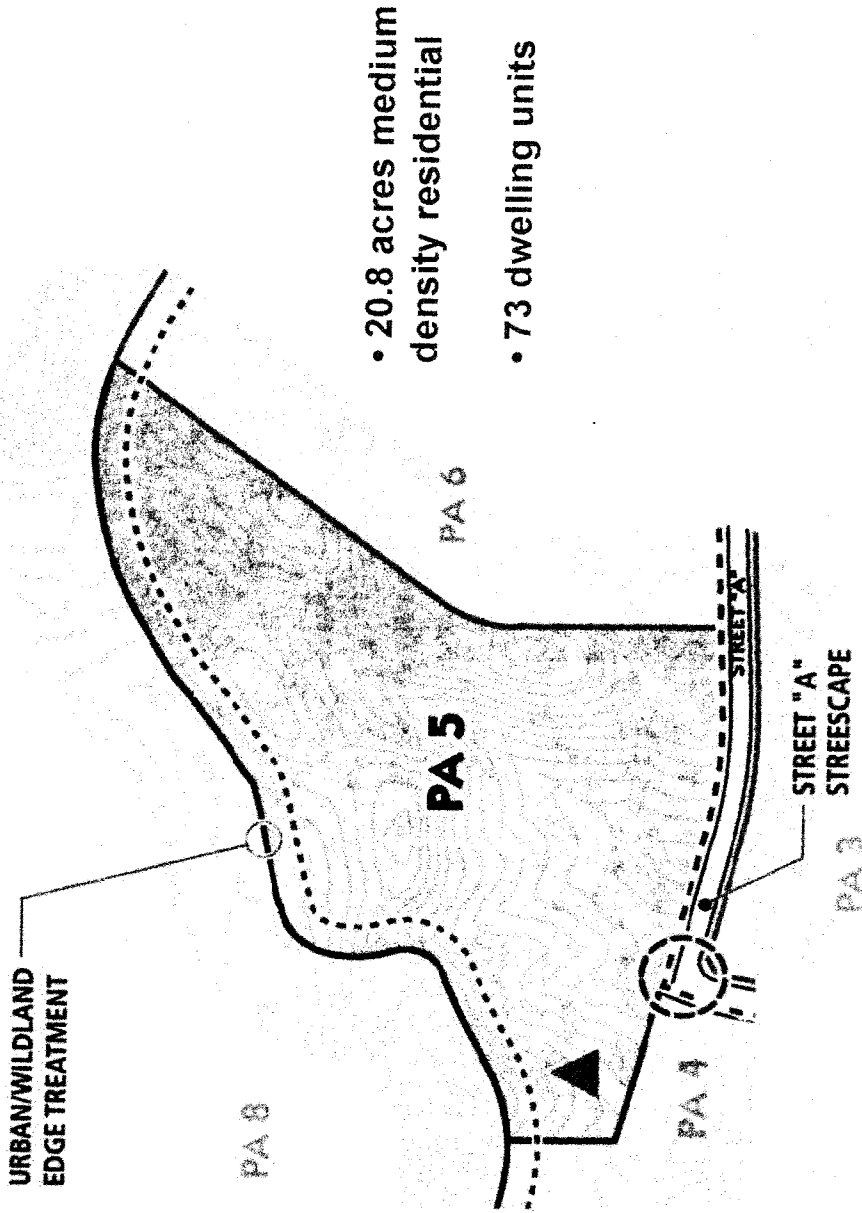
- 15.6 acres low-density residential
- 22 dwelling units, 1/2-acre or larger
- Buffer treatments along Pourroy Road
- Lots to front internally and not access Pourroy Road
- Lots fronting Pourroy Road shall be at least 100 feet wide

KELLER CROSSING SPECIFIC PLAN

Land Use Plan: Planning Area 4

Planning Area 5

- Secondary Entry
- Primary Intersection
- Secondary Intersection
- Activity Center
- Class I Bike Path
- Foothill Trail
- Class II Bike Lane
- Meandering Sidewalk








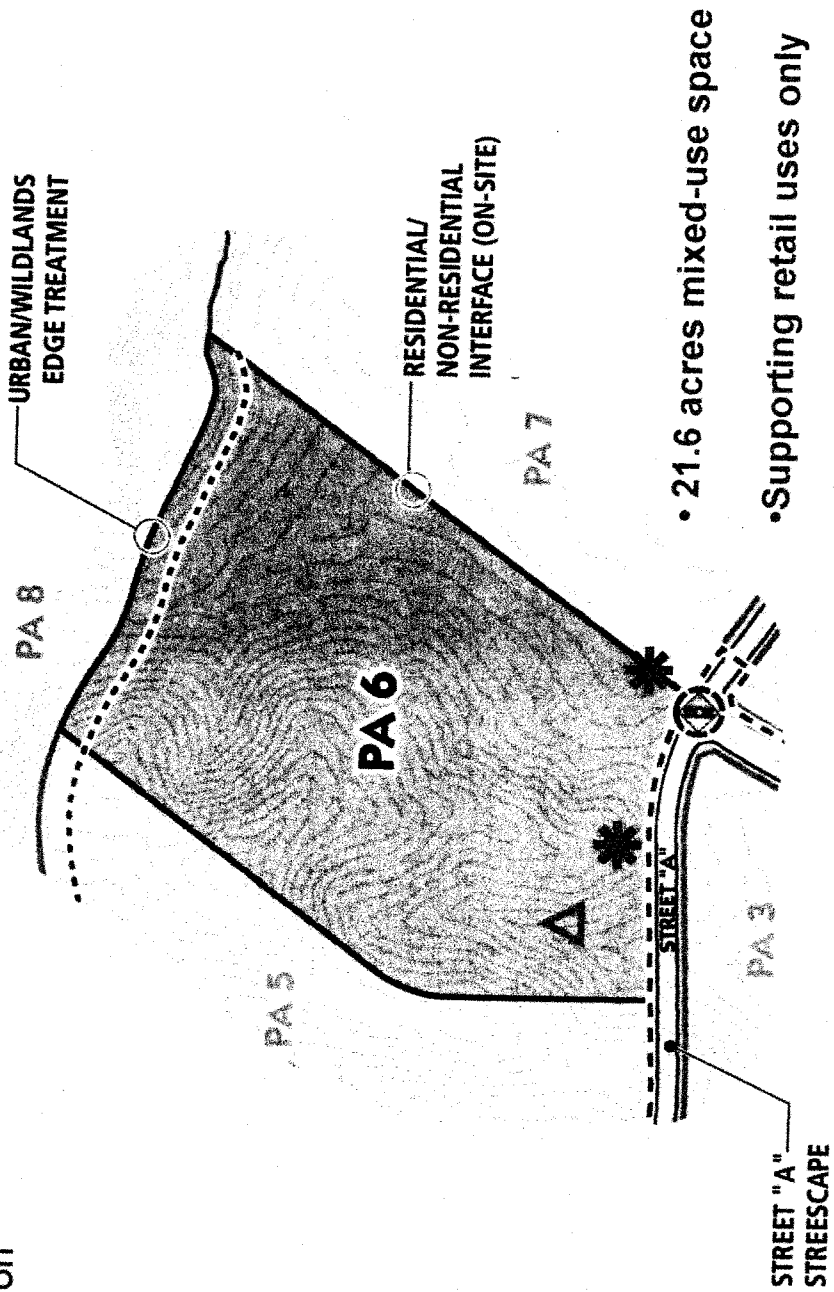
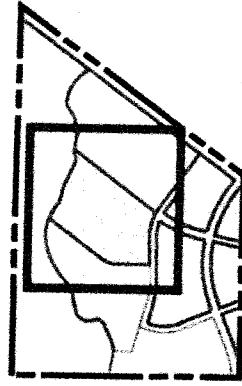
KELLER CROSSING

SPECIFIC PLAN

Land Use Plan: Planning Area 5

Planning Area 6

-  Project Entry
-  Secondary Intersection
-  Recreation Center
-  Class I Bike Path
-  Foothill Trail



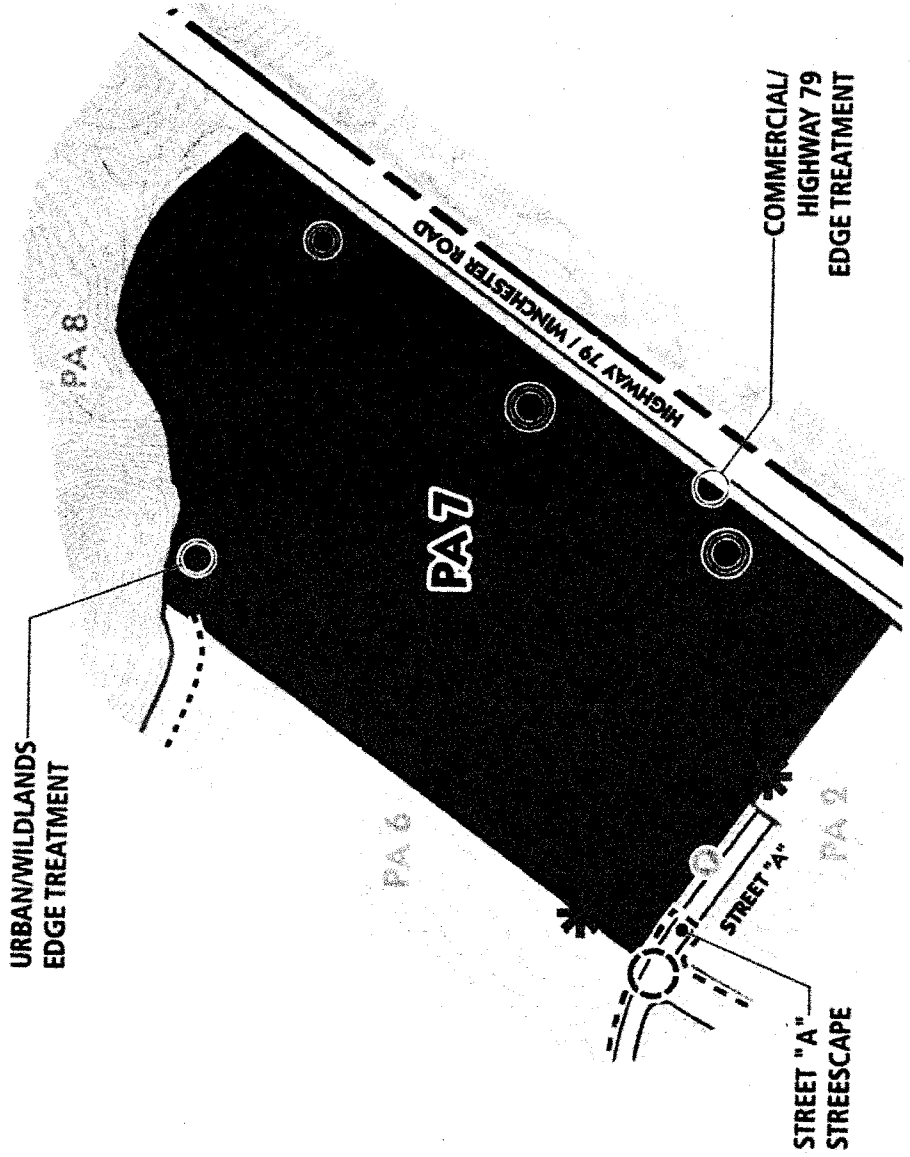
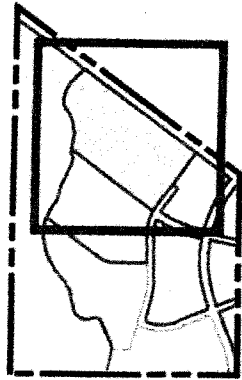
KELLER CROSSING

SPECIFIC PLAN

Land Use Plan: Planning Area 6

Planning Area 7

- Project Entry
- Secondary Intersection
- Class I Bike Path
- Foothill Trail
- Parallel Sidewalk
- Trail Connection
- Detention Basin Location
- Infiltration Basin Location



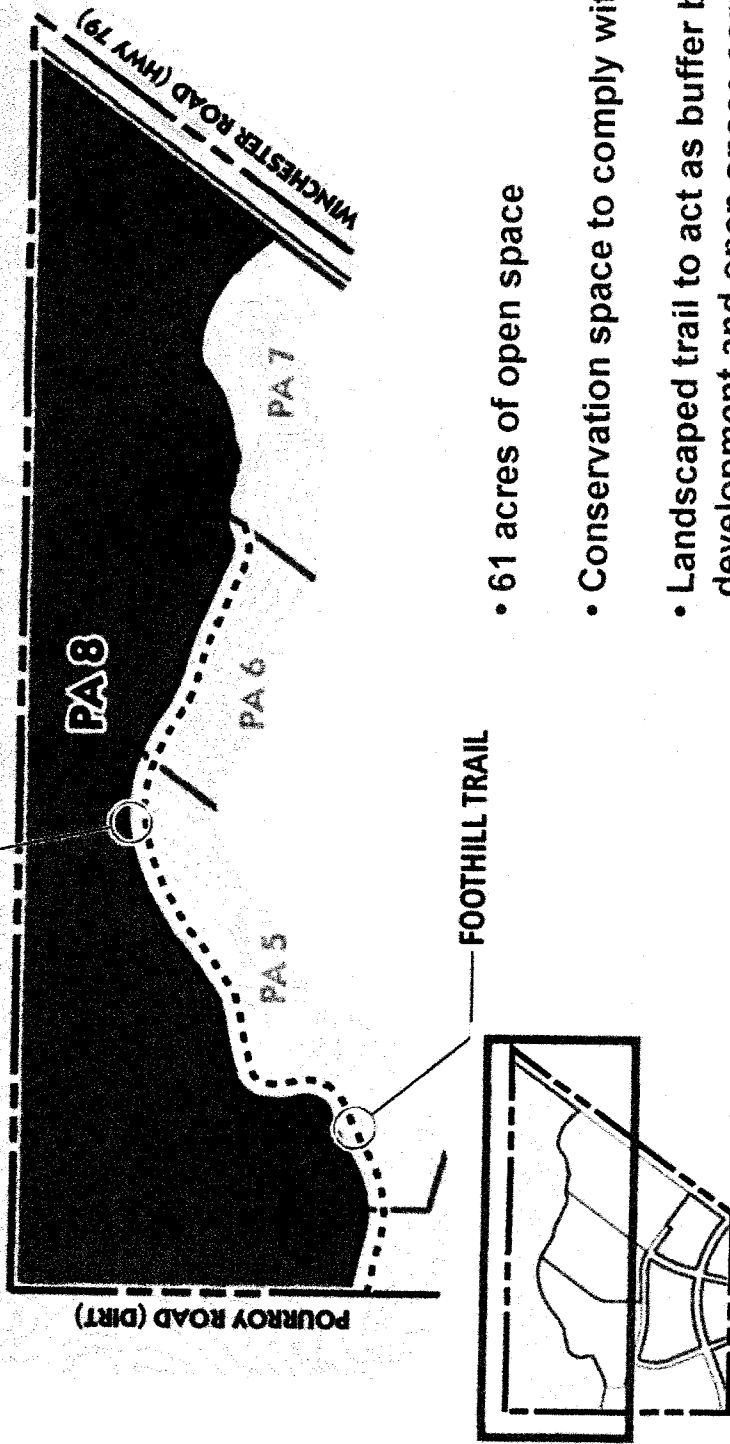
•29.2 acres of Commercial-Retail

KELLER CROSSING

SPECIFIC PLAN

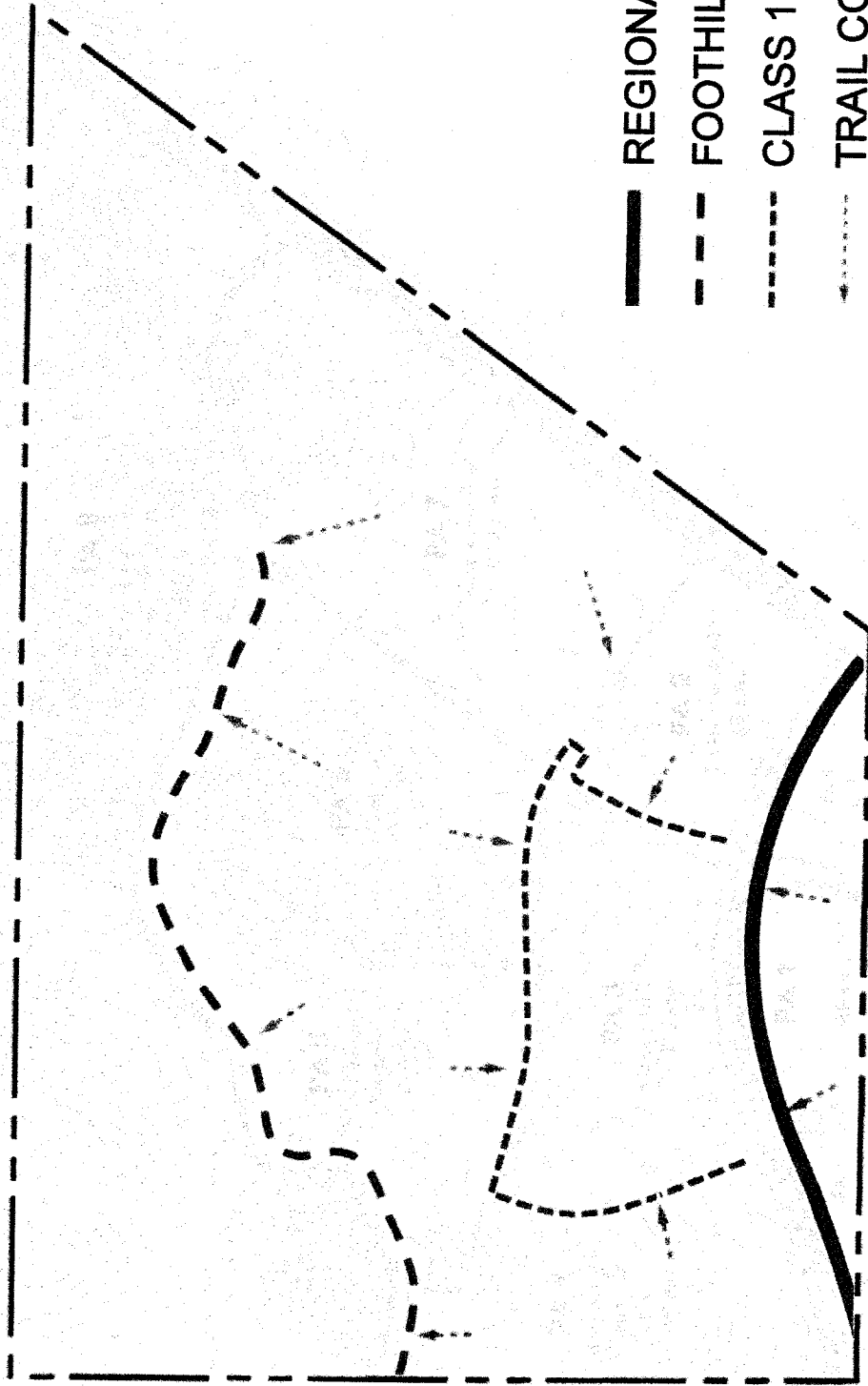
Land Use Plan: Planning Area 7

URBAN/WILDLANDS
EDGE TREATMENT



- 61 acres of open space
- Conservation space to comply with MSHCP
- Landscaped trail to act as buffer between development and open-space corridor

TRAILS



— REGIONAL TRAIL

- - - FOOTHILL TRAIL

..... CLASS 1 BIKE PATH

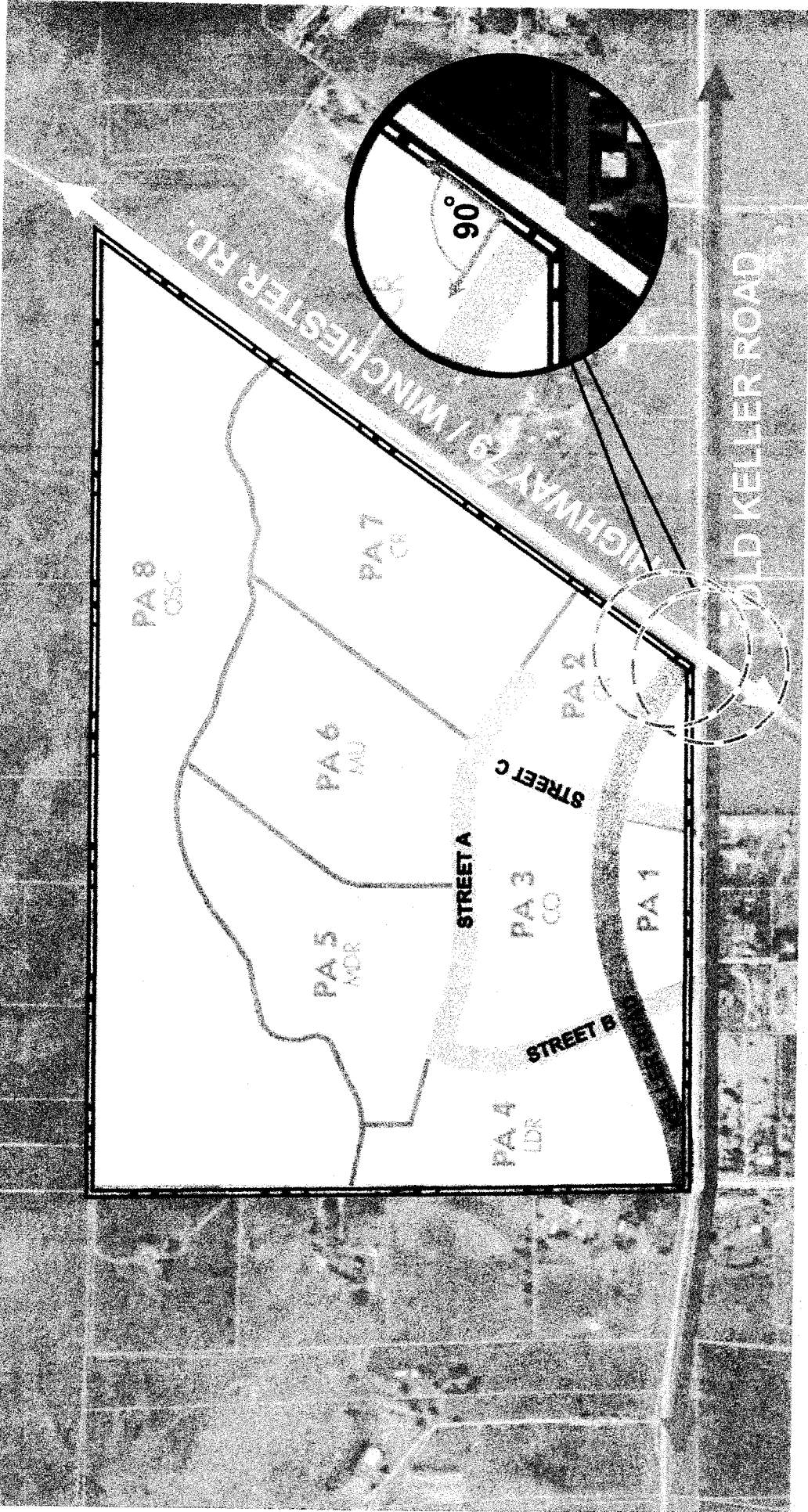
→ TRAIL CONNECTION

KELLER CROSSING

S P E C I F I C P L A N

Trails & Pedestrian Connectivity

ROADWAYS

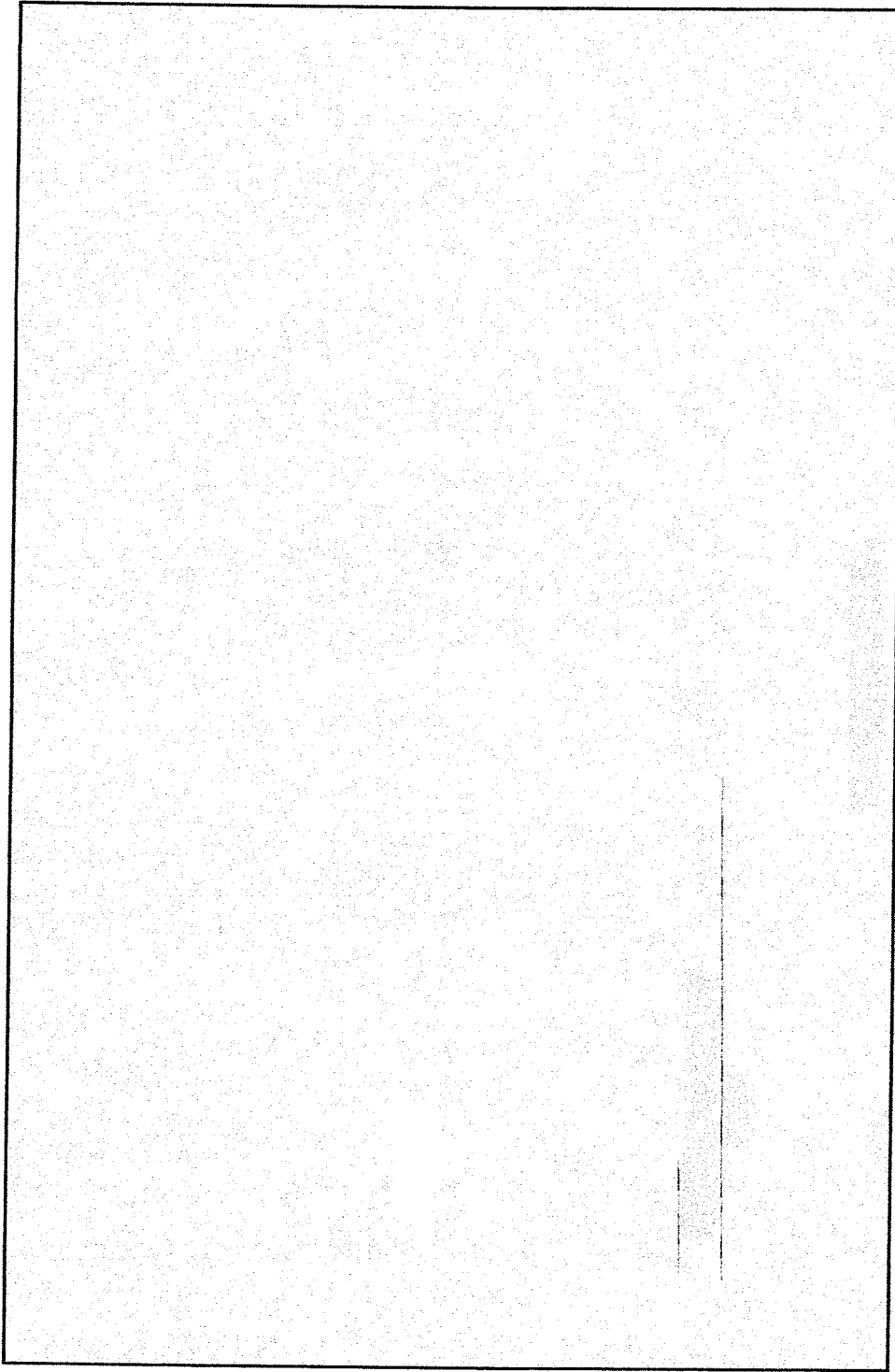
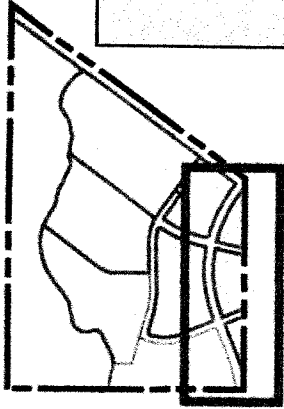


KELLER CROSSING

SPECIFIC PLAN

Caltrans Mandated: Keller Road Alignment

ROADWAYS



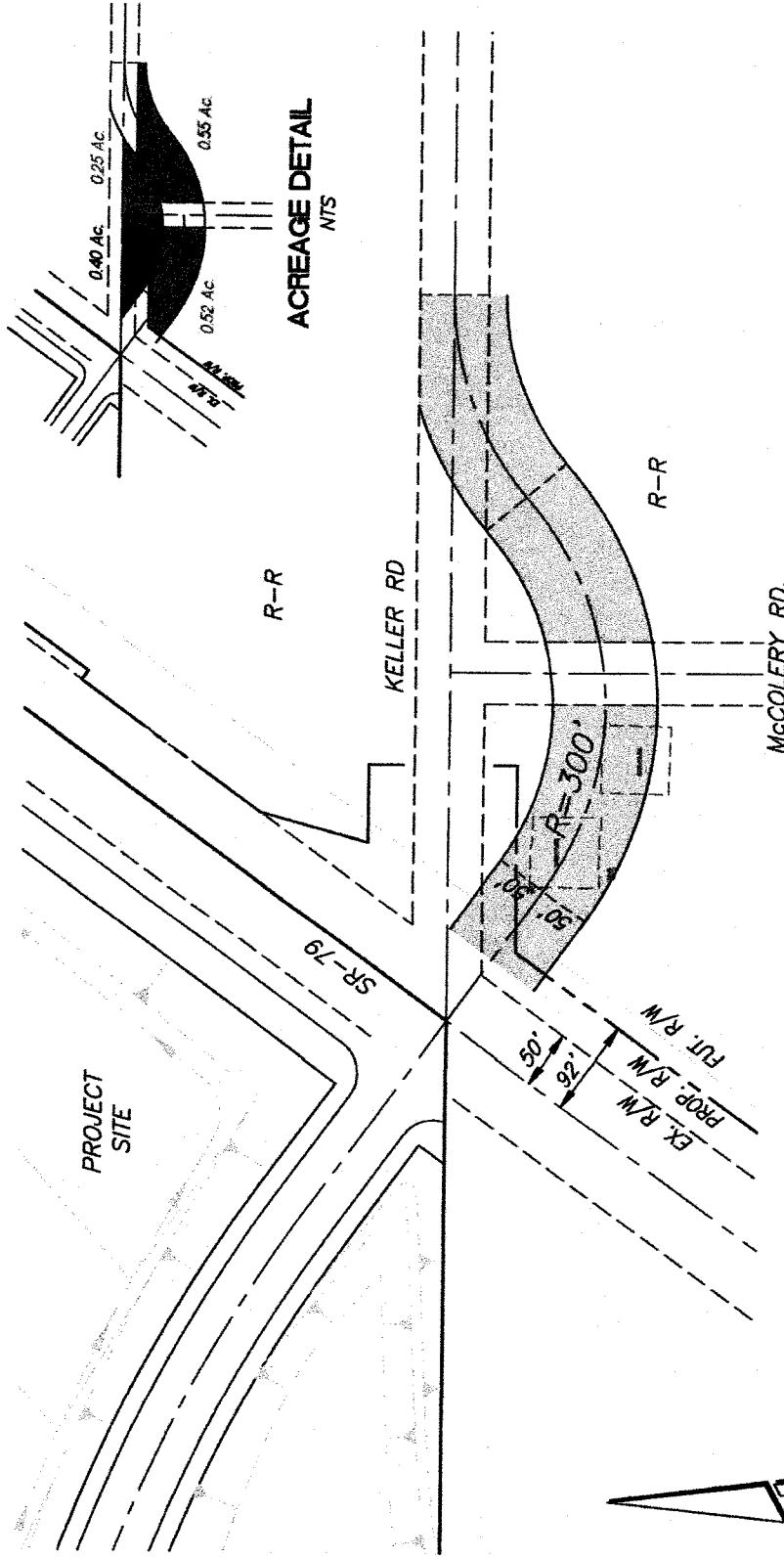
- Old Keller Road preserved for local traffic
- Through traffic directed away from existing homes

KELLER CROSSING

SPECIFIC PLAN

Old Keller Road Preserved

ROADWAYS



SCALE: 1"=100'

KELLER CROSSING

S P E C I F I C P L A N

Highway 79 & Keller Road Intersection (Off-site)

→ Recycled Water and Potable Water Lines
(1 Mile West)

← Existing Drainage

Conditions

Existing Drainage
Conditions

Potable Water and Sewer Lines

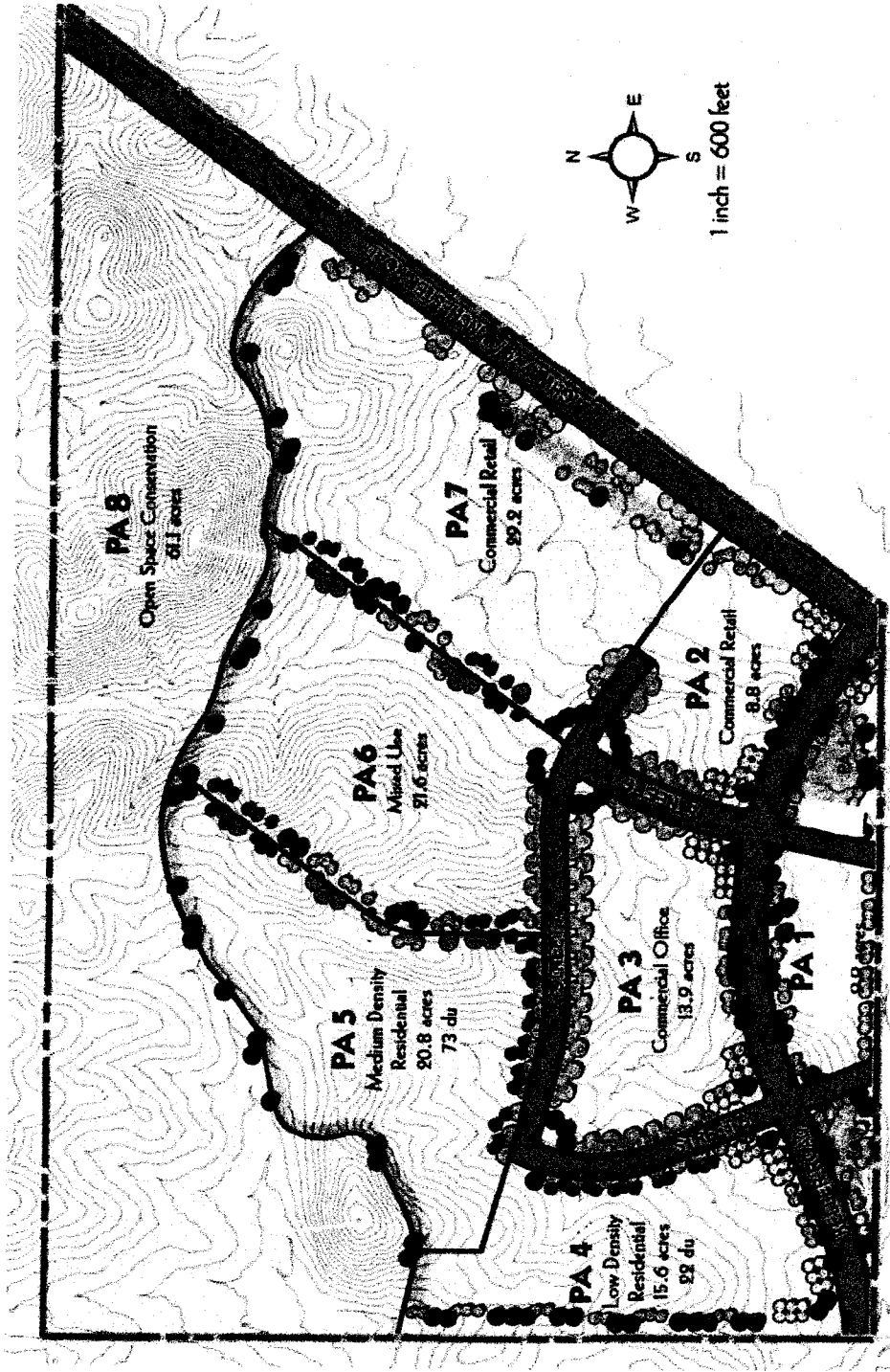
(Approx. 1/2 Mile South)



KAUFHOUS

Water Infrastructure Enhancements

LANDSCAPE

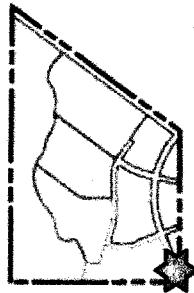


KELLER CROSSING

SPECIFIC PLAN

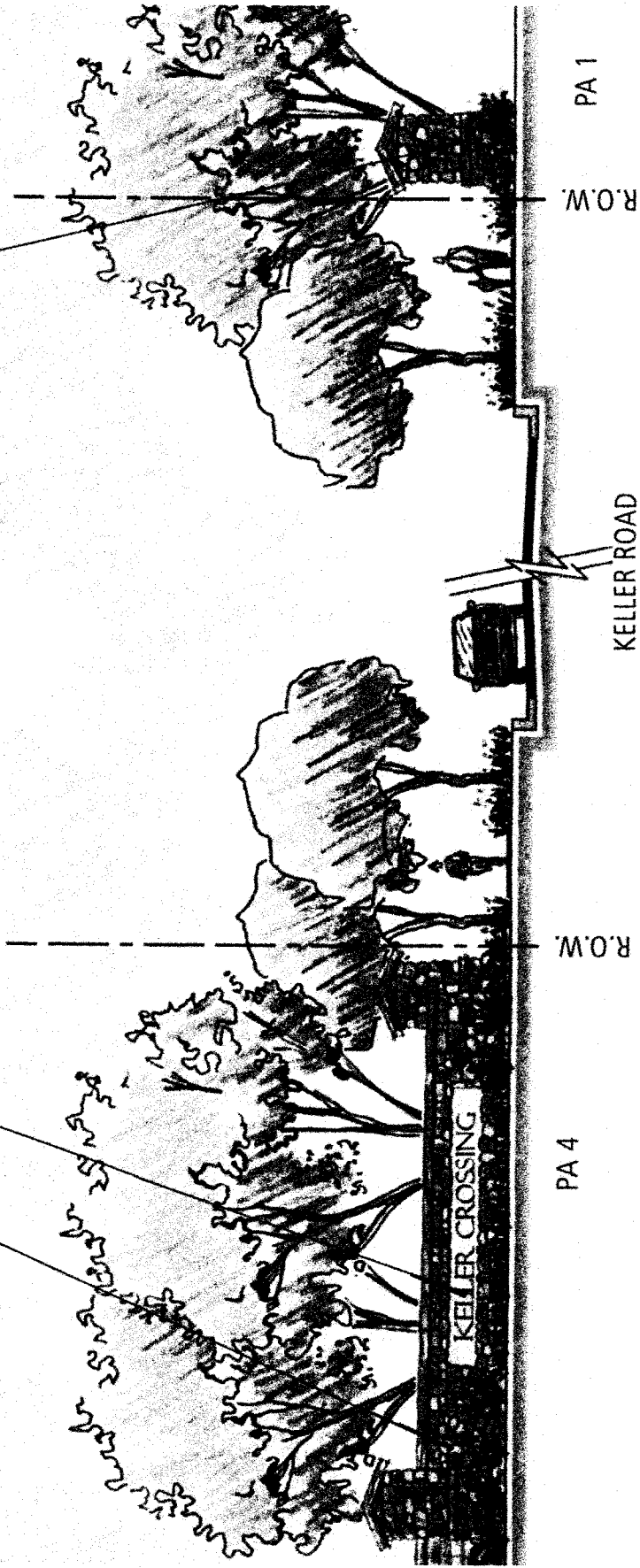
Master Landscape Concept

Secondary Entry - Elevation



ENHANCED PILASTERS AND WALLS

MASTER PLAN IDENTIFICATION



KELLER CROSSING

SPECIFIC PLAN

Design Guidelines: Monumentation

Questions and Answers

KELLER CROSSING

S P E C I F I C P L A N

Team Introduction

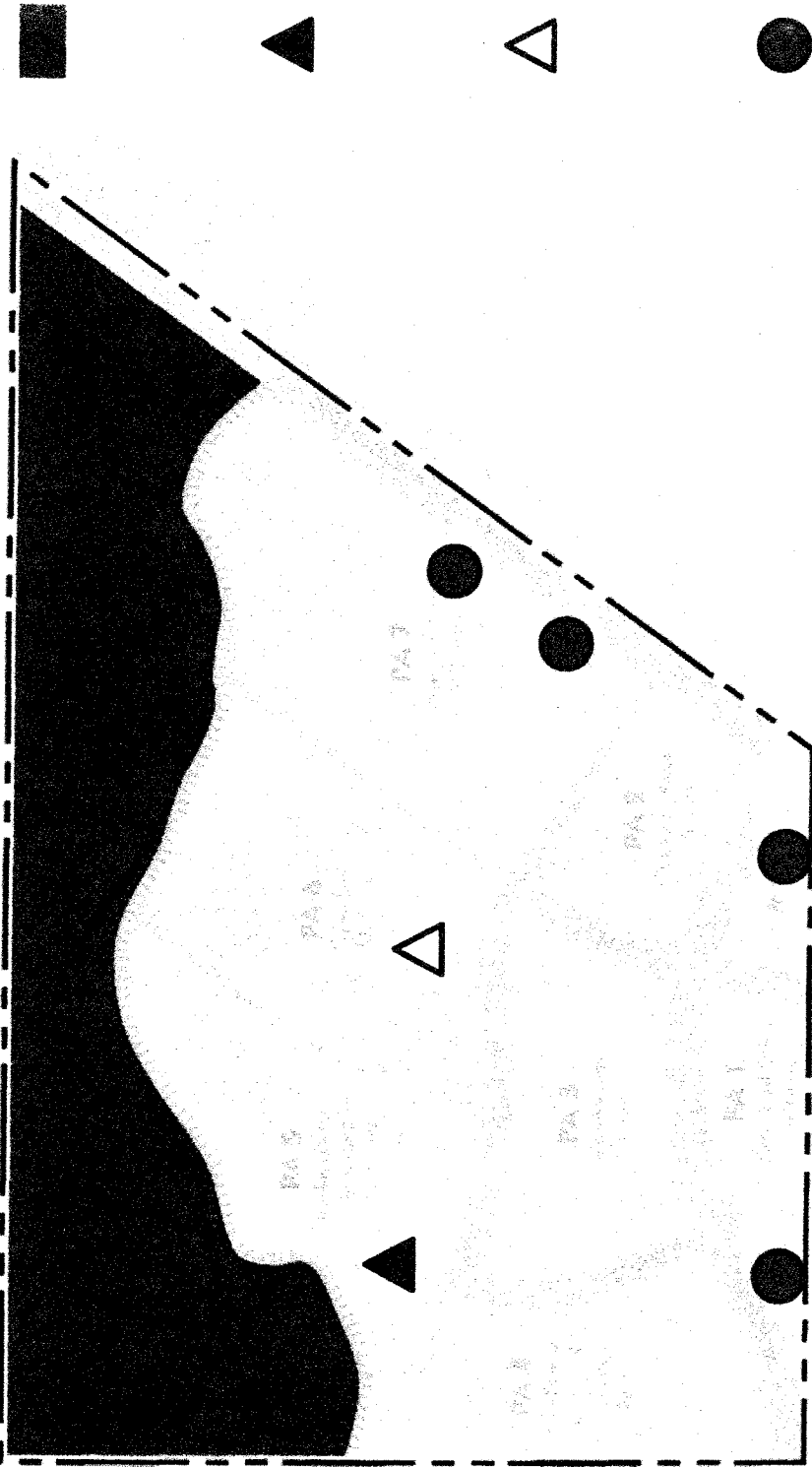
Additional Slides

KELLER CROSSING

S P E C I F I C P L A N

Team Introduction

OPEN SPACE



OPEN SPACE



ACTIVITY CENTER



RECREATION CENTER



DETENTION BASINS

KELLER CROSSING

SPECIFIC PLAN

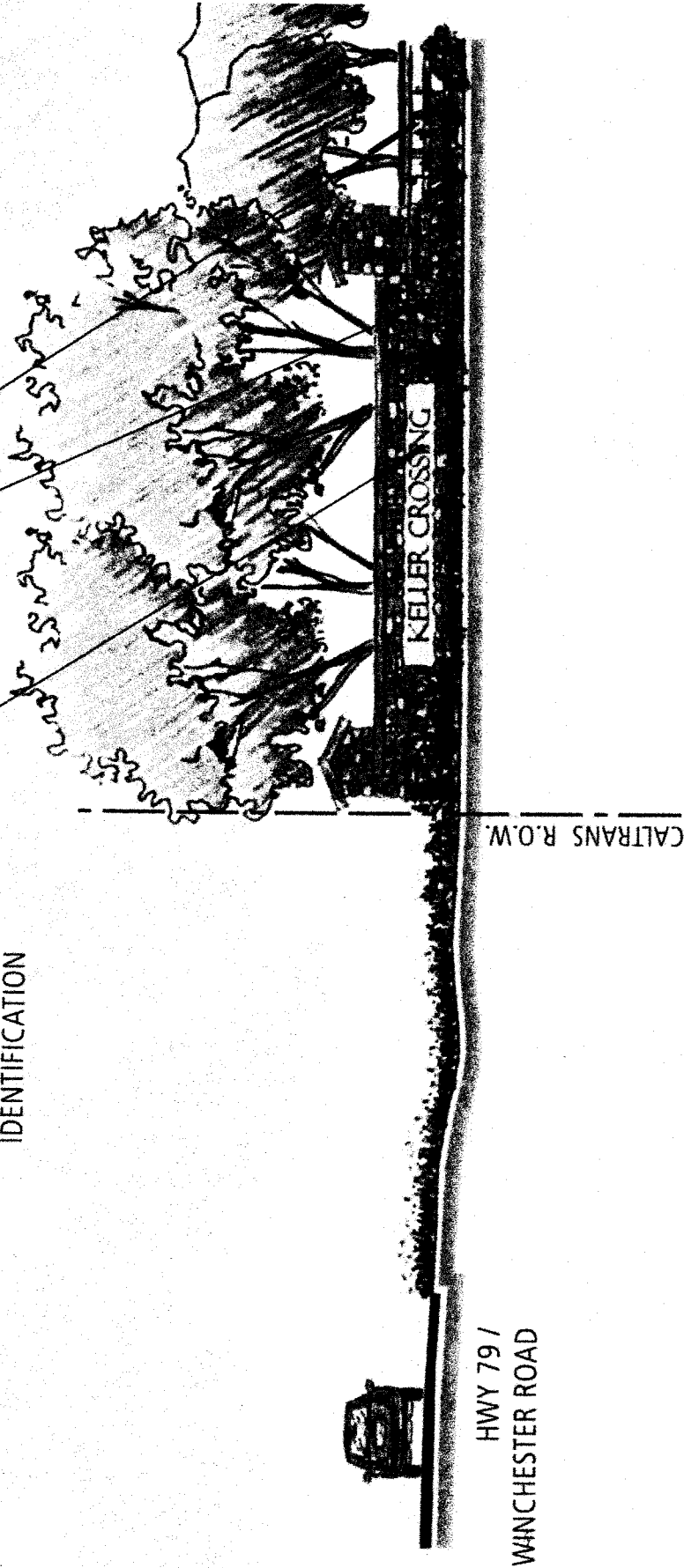
Open Space & Recreation

Master Plan Identification

THEMATIC FENCING

ENHANCED PILASTERS AND WALLS

MASTER PLAN IDENTIFICATION

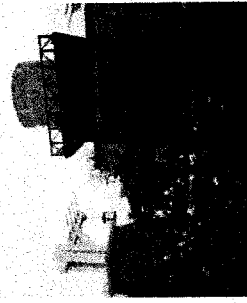
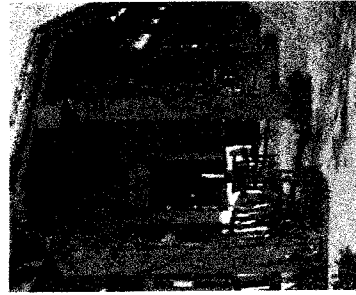
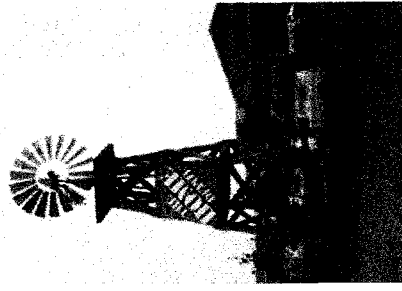
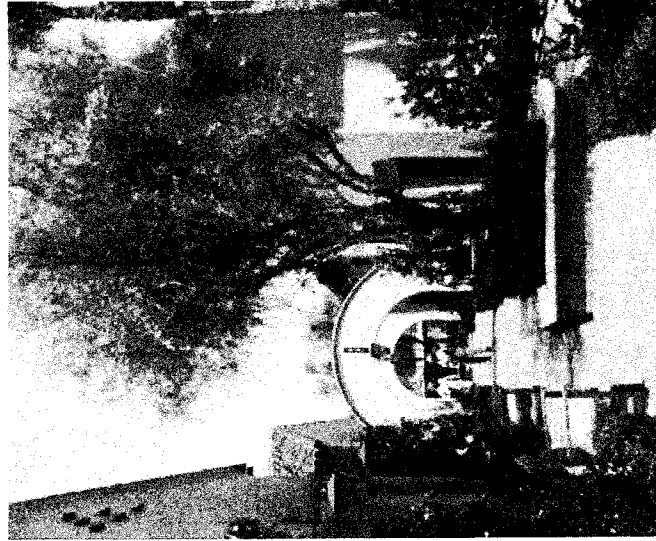
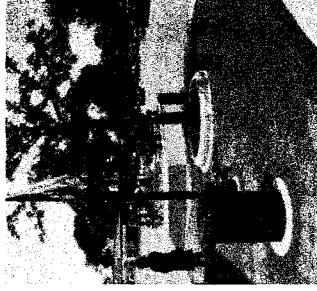
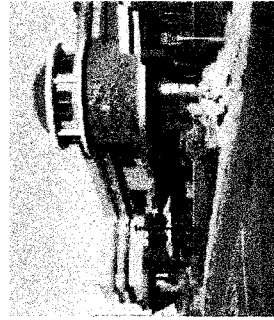
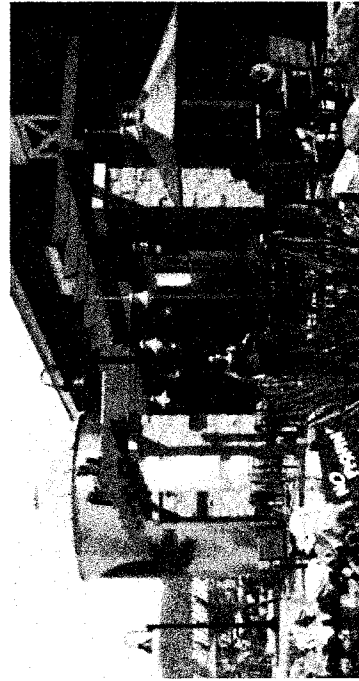


KELLER CROSSING

S P E C I F I C P L A N

Design Guidelines: Monumentation

DESIGN GUIDELINES



KELLER CROSSING

SPECIFIC PLAN

Design Guidelines: Commercial

LANDSCAPE

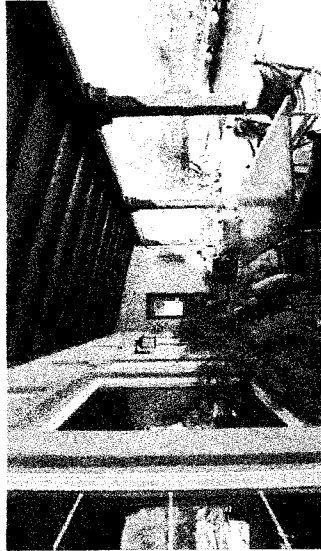
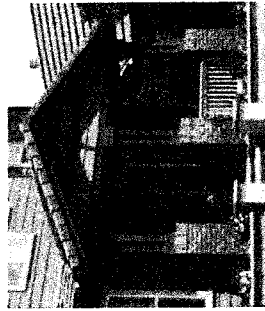
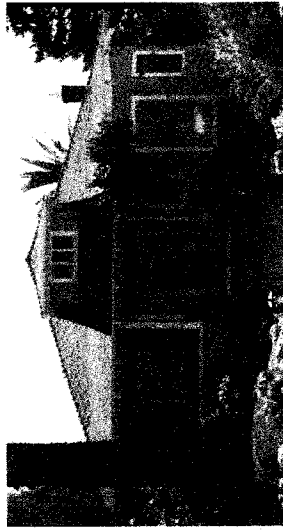
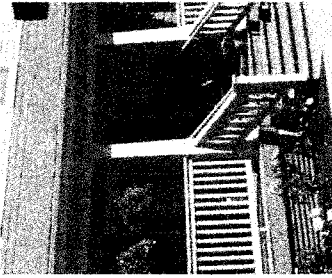
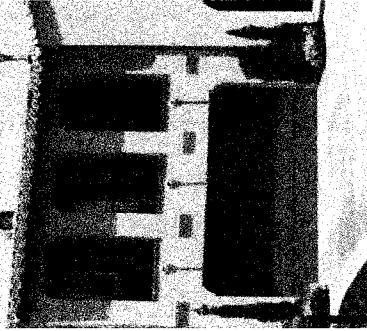
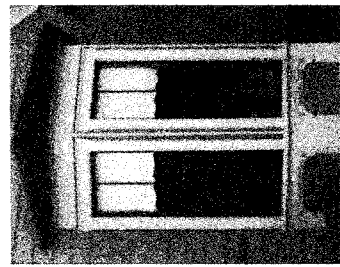


KELLER CROSSING

SPECIFIC PLAN

Design Guidelines Landscape

DESIGN GUIDELINES

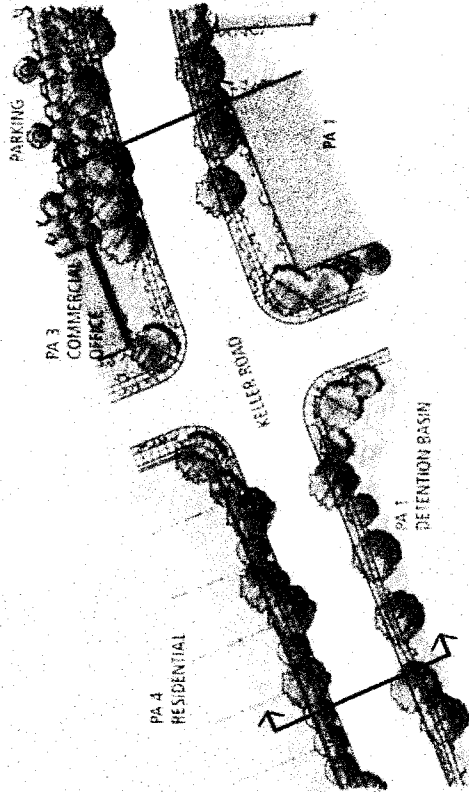


KEULER CROSSING

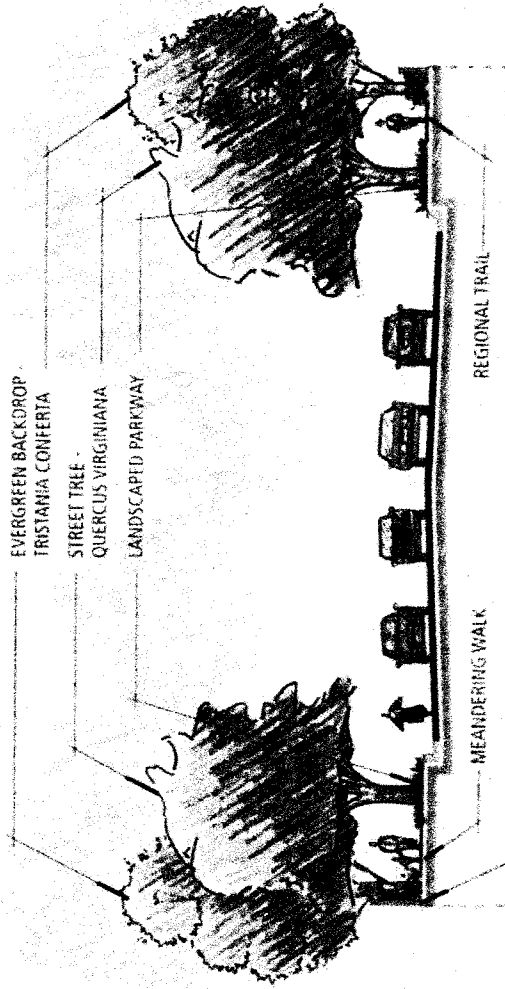
SPECIFIC PLAN

Design Guidelines Residential

ROADWAYS



PLAN VIEW



PA 2 COMMERCIAL RETAIL
 PA 3 COMMERCIAL OFFICE
 PA 4 RESIDENTIAL

6'-0" MASTER PLAN PERIMETER
 WALL AT PA 4 RESIDENTIAL

REGIONAL TRAIL

PA 1

CROSS SECTION

KELLER CROSSING

SPECIFIC PLAN

ROADWAYS: Enhanced Landscaped Parkway

Frequently Asked Questions

Keller Crossing
Specific Plan

Keller Crossing Internal Q&A (Talking Points)

Q1: Where is the project?

A: The project consists of 200 acres north of Keller Road between Pourroy and Winchester roads.

Q2: What are you proposing?

A: The Keller Crossing team is proposing a specific plan with eight planning areas, including areas of very-low density, low density and medium density for home construction. There are also areas for office space, mixed-use commercial space, retail development and 61 acres of open space for conservation.

Q3: Why are you planning to build this when the market is so weak?

A: The specific plan process is a lengthy one and the Owners believe planning for the future now will best position the property for future development when the timing is right. Actual development will depend on local demand and economic strength of the housing and commercial real estate markets.

Q4: When would this project be built?

A: There is no set timetable; any future development will depend upon local demand and the strength of the market.

Q5: Who owns the property?

A: The property is owned by the Hanna Marital Trust. It was purchased by Bill and Violet Hanna in May 1979.

Q6: What changes to the roads will you make?

A: We are required by Riverside County and Caltrans to realign Keller Road between Pourroy and Winchester roads. The purpose of this realignment is to provide a 90-degree intersection at Winchester Road, per Caltrans safety standards. The old Keller Road would remain but would dead-end on both the Winchester and Pourroy ends of the road. Access to the old Keller Road segment would be by two new, paved access roads. The project will also create roads internal to the project site.

Q7: How will drivers access Winchester Road?

A: A signalized intersection will be built where the new Keller Road realignment meets Winchester Road. The intersection will square off the two roads at 90 degrees to each other (a Caltrans requirement).

Q8: How will the new Keller Road realignment help with traffic flow?

A: Winchester Road is being widened. As construction proceeds southward from Domenigoni Parkway, k-rails will be installed down the center median, preventing east-bound drivers along Keller Road from turning left (north). North-bound drivers along Winchester Road will no longer be able to make a left onto Keller Road. With the creation of Keller Crossing and the Keller Road realignment, a signalized intersection will be created that will allow traffic at Keller Road to flow in all directions.

Q9: How far along are you with the Specific Plan?

A: The project Specific Plan was presented to the planning commission in April. A second planning commission hearing is expected in October 2012.

Q10: What infrastructure will you be building?

A: The project will bring flood control infrastructure, sewer, recycled water and potable water lines to the area. The retail, commercial and residential development proposed at Keller Crossing has the economies of scale required to bring this much-needed, but expensive, infrastructure to the area.

Q11: Will I be required to pay for any road improvements of infrastructure?

A: No! The road improvements, Keller Road intersection, sewer, recycled water, potable water and flood control infrastructure would be installed and paid for by the developer of the site.

Q12: Will I be required to hook up to the water or sewer lines once they are brought to the area?

A: No. The lines are there to serve Keller Crossing. However, if local residents have a need to connect to the water or sewer lines, they would have that option.

Q13: Who will manage the water and sewer lines?

A: Eastern Municipal Water District.

Q14: How tall will the commercial buildings be in Planning Area 3?

A: We are proposing that commercial development be limited to two-story along the south side of Planning Area 3 adjacent to the new Keller Road alignment. Buildings further north will be up to three-story.

Q15: What kind of businesses would be allowed in Planning Area 3?

A: Offices, banks, day cares, health clubs, places of worship, and similar uses would all be permitted.

Q16: What will the commercial buildings look like?

A: The architecture will ultimately be proposed by the project developer but western or agricultural styles similar to the Menifee Countryside Marketplace at Newport and Haun roads in Menifee are being recommended.

Q17: How far away would the commercial space be from existing homes?

A: Measured near Keller Flats Court, the closest commercial building in Planning Area 3 would be more than 660 feet away from existing homes. That's more than two football fields away.

Q18: Will there be horse trails?

A: Keller Crossing will include multipurpose trails and bike paths.

Q19: The Specific Plan has open space for flood control. Can those be used as parks?

A: The flood control basins are each too small for a park and must be located where shown on the plan in order to serve existing flows. Valley Wide Recreation District, the organization that maintains most of the parks in the area, requires that parks be at least 5 acres. 30% of the planning area (61 acres) will be dedicated to open space. In addition a portion of the fees from the development of Keller Crossing will be used for Riverside County parks.

Q20: Planning Area 1 was going to be commercial space. Has that changed?

A: Yes! We heard the concerns of the community and are recommending that the nearly 10-acre Planning Area 1 be developed as six large-lot residential parcels. That will eliminate 50,000 square feet of previously planned commercial buildings.

Q21: Why do you need to expand Keller Road?

A: Riverside County Transportation anticipates the need for several corridors linking Winchester Road to Interstate 215. In addition to Clinton Keith and Scott roads, the County expects that regional growth will require Keller Road to be a major east-west corridor and it is so designated on the County General Plan.

Q22: Pourroy Road is already being used as a short cut for drivers heading south. Won't Keller Crossing make this worse?

A: With the addition of a widened, paved Keller Road and a signalized intersection where it meets Winchester, drivers will likely find it easier to use Keller Road than Pourroy Road, which is unpaved.

Q23: How many homes are you proposing?

A: We are proposing six 1-acre lots in Planning Area 1, twenty-two 1/2-acre lots in Planning Area 4 and seventy-three homes in Planning Area 5.

Letters of Support

Keller Crossing
Specific Plan

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

Commissioners:

I support Keller Crossing and the benefits the project will bring to our region and ask that you support it too.

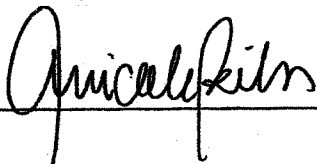
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As with any project, Keller Crossing will generate fees that help develop new parks and other infrastructure in the region. But Keller Crossing will also bring water, sewer and flood control to the area - improving the value of our land.

Our region needs smart growth. Keller Crossing is that smart growth. Please approve Keller Crossing.

Sincerely,



Ashley Bilon

31950 Silky Vine

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

Commissioners:

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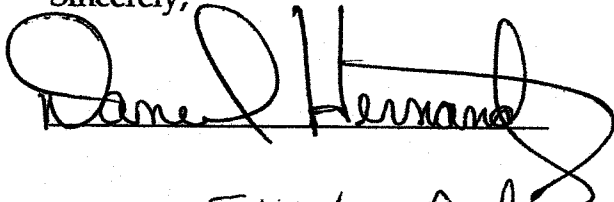
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Sincerely,


Daniel Hernandez
31978 Silk Vine Road

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

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Sincerely,

Kim Chhor

31964 SILK VINE DR

WINCHESTER, CA 92596

Kinika Hesterly
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

To the Commission:

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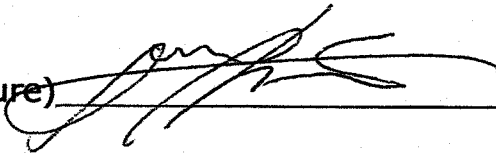
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Please join me in supporting the approval of Keller Crossing. The specific plan will be an important piece in the thoughtful development of our region.

Sincerely,

(signature)



(Print name)

Vintage Plaza Ltd.

(Address)

7 Corporate Plaza, CA 92660

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

Commissioners:

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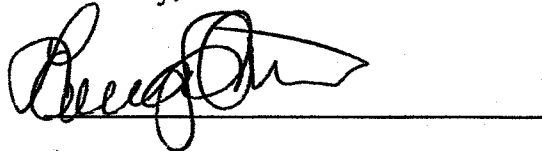
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Our region needs smart growth. Keller Crossing is that smart growth. Please approve Keller Crossing.

Sincerely,



Laura Schobert

32602 Jafflower St.

Winchester CA 92596

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

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Our region needs smart growth. Keller Crossing is that smart growth. Please approve Keller Crossing.

Sincerely,

P. Camp

Precious Clemens

32372 Safflower
Ct., Winchester

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

Commissioners:

Please join me in supporting the Keller Crossing Specific Plan and help bring important roads, parks, flood-control infrastructure, water and sewer services to our region.

Keller Crossings will bring substantial improvements to roads in the area by realigning Keller Road and providing an intersection at the soon to be expanded Highway 79. Without Keller Crossing, residents in the area will not have access to the northbound land of Highway 79 or a nearby way to cross Keller Road.

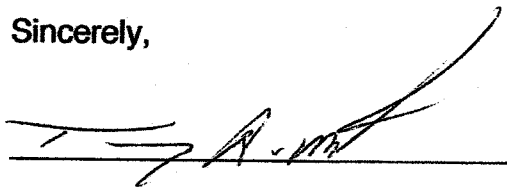
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Our region needs smart growth. Keller Crossing is an example of deliberate planning with the consideration of its neighbors and its region in mind.

Thank you for considering the approval of Keller Crossing.

Sincerely,



Tony W. Linn

32462 S. Plover St

Wickenburg, CA 92596

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

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Please join me in supporting the approval of Keller Crossing. The specific plan will be an important piece in the thoughtful development of our region.

Sincerely,

ANDREW J HUNS

32452 Safflower St.

Riverside County Planning Commission
Attn: Desiree Bowie
P.O. Box 1409
Riverside, CA 92502-1409

Commissioners:

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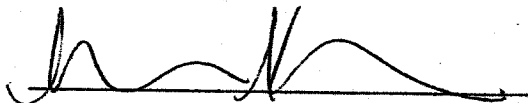
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Sincerely,



Nicole Kramer

32342 Safflower St.

Winchester, CA 92596

Kinika Hesterly
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

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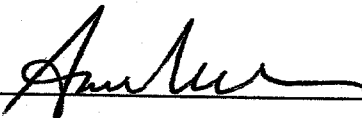
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Sincerely,

(signature) 

(Print name) Anh Nguyen

(Address) 15822 LAS Flores St., Westminster, CA 92683

Kinika Hesterly
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

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Sincerely,

(signature) Stephen A. McCausland

(Print name) STEPHEN A. MCCAUSLAND

(Address) PO BOX 187
33525 POURROY RD,
WINCHESTER CA, 92596

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Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

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Sincerely,

Cavanaugh Family Trustee
(signature) Valoy Cavanaugh, Trustee

(Print name) Valoy Cavanaugh

(Address) 104 Deborah Ct.
Upland, Ca. 91784

Kinika Hesterly
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

Commissioners:

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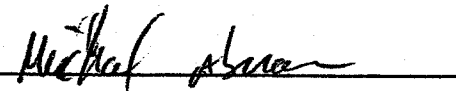
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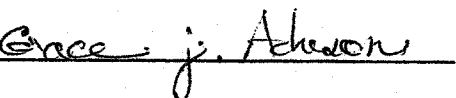
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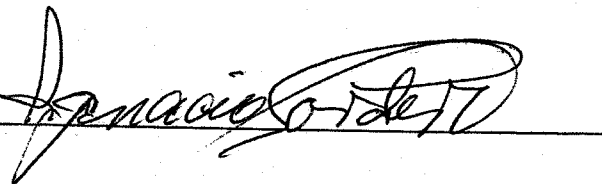
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Sincerely,

(signature)



(Print name)

IGNACIO CORDERO

(Address)

28965 Rawlings Rd
HEMET, CA 92544

Hemacinto Medical Group

Hemet Endoscopy Center

Milan S. Chakrabarty, M.D.

Diplomate American Boards of
Gastroenterology and Internal Medicine

Indraneel Chakrabarty, M.D., M.A.

Gastroenterology
Diplomate American Boards of Internal Medicine

April 3, 2012

Kinika Hesterly-Urban Regional Planner I
Riverside County Planning – 4080 Lemon St., 12th Floor
Riverside, CA 92502

RE: SP00380, GPA 951. Keller Crossing

Dear Ms. Hesterly:

As a property owner adjacent to the Keller Crossing Project, I feel that the project will bring much needed infrastructure improvements and services to the area. I support the project and urge the Planning Commission's approval on April 18th.

Sincerely,



Milan S. Chakrabarty, M.D.

1003 E. Florida Avenue, Suite #101, Hemet, California, 92543

Telephone (951) 652-2252

Williams-Gurling Correspondence Summary

Keller Crossing
Specific Plan

Recap of Community Communications

Keller Crossing -- SP #380

- June 13 Dimond calls Kirk Gurling to ask for meeting; Gurling will consult with Randy Williams
- June 16 Gurling sends e-mail; will suggest meeting with 5-6 residents within two weeks.
- June 16 Dimond calls Williams, who will not meet alone and will get back with date to meet others.
- June 18 * Dimond e-mails Gurling with agenda for mtg and describes purpose as introductory of new team members.
- June 26 Gurling proposes mtg at his home on Sat. July 7.
- June 28 Dimond confirms mtg and says that Eventov will attend.
- July 6 Gurling advises "a few more community members will attend."
- July 6 * Dimond advises more attendees not an issue and reiterates that purpose is to introduce selves and listen, not to discuss "any specific alterations to the SP."
- July 11 * Receive e-mail from Williams objecting to nature of meeting and stating demand for at least two additional meetings.
- July 11 Dimond thanks Williams for meeting and input and pledges desire to meet again.
- July 13 * Williams asks that next meeting be with our proposed changes to the SP; w/ 2 wk notice
- July 13 Dimond responds to Williams with "Yes" to both questions.
- July 25 Dimond asks Williams for next meeting on Sat. Aug. 11 at place of their choosing
- July 30 Williams asks to delay meeting to Sat. Aug. 18.
- August 8 Dimond gives final confirmation of Aug. 18th mtg.
- August 16 Williams calls Dimond to advise that meeting cancelled and reasons to be given shortly.
- August 17 Williams and Tuffin groups send letters to County and Keller Crossing Team as to why meeting cancelled, etc.
- August 17 Dimond advises Williams in re understanding of "letters."
- August 17 Williams explains nature of two groups and their letters.
- August 24 Dimond responds to Williams with e-copies of letter sent by mail to both groups on Aug. 22nd.
- August 31 Mary Warren calls Dimond to request date of Community Meeting in Winchester.
- Sept. 3 Williams acknowledges e-copies of letters.

Jack Dimond

From: Randy Williams [rwilliamsonline@msn.com]
At: Friday, July 13, 2012 7:33 AM
To: Jack Dimond / Land Development Consultant
Cc: Kevin Wolf / Germania; Kirk Gurling
Subject: RE: SP 380 Meeting July 7, 2012

Dear Jack:

Thank you for the timely reply. Could you respond to two items I raised in my last email?

1. Can you confirm as you said on the phone that the next meeting with our group (on a collective level I am assuming) will have what revisions your client is willing make for SP 380?
2. Can you provide a two week notice for such a meeting?

Thank you for your consideration.

Randy Williams
French Valley Residents for Compatible Growth

From: jack-dimond@cox.net
To: rwilliamsonline@msn.com
Cc: jack-dimond@cox.net
Subject: FW: SP 380 Meeting July 7, 2012
Date: Wed, 11 Jul 2012 17:13:42 -0700

Dear Randy,

Thank you again for taking the time to gather neighbors and others to discuss our project, SP 380, at Kurt's house on Saturday. We very much appreciate Kurt and Sharon opening their home to our new team. While we were aware of some of the concerns expressed by those around us through past notes, there is no substitute for speaking face to face with our neighbors. On behalf of Adam and Kevin, I know we came away with a far better understanding of their perspective.

We look forward to meeting again with you and those in attendance at Saturday's meeting both individually and together as well as others throughout the area.

In the mean time, if you ever have need to contact me, Kevin or Adam, please do not hesitate to give them a call or email. Kevin can be reached at kevinwolf@germania.net. Adam can be reached at 951-216-9515 or eventov@yahoo.com.

Sincerely,

Jack Dimond
760.738-7530

Jack Dimond

From: Randy Williams [rwilliamsonline@msn.com]
Sent: Wednesday, July 11, 2012 1:24 AM
To: jack-dimond@cox.net; kevinwolf@germania.net
Cc: John Petty/ RivCoPlanning Commission; Kirk Gurling; Dennis Tuffin / 380
Subject: 380 Meeting July 7, 2012

Dear Jack:

As we discussed today on the phone, I am sending this email to summarize our sentiments from our meeting on Saturday, July 7th, 2012 regarding SP 380. We appreciate that you wanted to introduce yourself to our neighborhood. However, we would like to be on record that the meeting should **NOT** count as one of the meetings the commissioners required before this project comes back to another hearing. The reasons are the following:

As you stated at the beginning of our meeting, you could not share your team's perspective on anything that occurred at the PC hearing, or the applicant's perspective who was at the hearing, or what your team thought about Commissioner Petty's proposal, or what your team thought about what we already said at the hearing, or anything beyond just introducing yourself as the new quarterback and listening. As I expressed prior to the meeting on the phone, we were interested in meeting if it could be more substantive such as a response to the hearing, proposed compromises, or other beneficial dialogue since we already expressed ourselves at the hearing. You stated you listened to the entire recording.

I stressed strongly how important it was to introduce yourself at this first meeting and Kirk and I were under the impression by your insistence that this was the only way a meeting would occur. We agreed to the meeting under those parameters. After polling members after the meeting they felt it was a one sided meeting to gather information that serves your objectives of reselling the project. You did not misrepresent what circumstances under which you would meet but we felt there was no other circumstance under which you would and there was hope it could still be two sided. They did feel they became better acquainted with you and your two partners Kevin and Adam. All of you were affable, professional, and civil .

In summary, there was significant disappointment that you did not address any of the issues we requested but there is no anger or animosity (you held firm to your premise for the meeting but our position is its one sided). This email is meant to be helpful by providing feedback and clear communications. I know you have a different perspective and as we discussed you are welcome to reply. I encourage it, particularly after meetings, to avoid misunderstandings. I was pleased to hear you commit to another meeting and that you would have a proposal or a response from your client on the neighborhood concerns. We understand the Hanna's interest and bear no ill will.

Given the extent of the concerns, the lack of previous meetings, a new quarterback, and only an introductory meeting at best since the hearing, we strongly recommend to the commission that at least two other meetings be held before another hearing. It is also worth noting, that per your request, we limited the number of neighbors for this first meeting and more would attend subsequent ones. For future meetings Jack, could you provide at least a two week notice? Thank you for your considerations. We look forward to your reply.

Randy Williams

French Valley Residents for Compatible Growth

Jack Dimond

From: Jack Dimond [jack-dimond@cox.net]
Sent: Friday, July 06, 2012 10:36 AM
To: 'Michael Gurling'
Cc: 'Jack Dimond'
Subject: RE: Saturday's Meeting

Hello, Mr. Gurling

Yes, of course we do not object to as many folks as you would like to come. We might bring one more of our team with us. As we have discussed, this meeting will be for us to listen and not for the purpose of presenting or discussing any specific alterations to the Specific Plan.

Regards,

Jack Dimond

From: Michael Gurling [mailto:milyundollarmike@msn.com]
Sent: Friday, July 06, 2012 10:13 AM
To: Jack Dimond; Michael Gurling
Subject: Saturday's Meeting

Good morning, Mr. Dimond.

We are looking forward to meeting with you tomorrow afternoon.

At a group meeting last night, the group decided that they would like to have a few more group members attend the Saturday Meeting.

Hope this is acceptable.

Thank You,
Kirk R. Gurling

Jack Dimond

From: Jack Dimond [jack-dimond@cox.net]
Sent: Monday, June 18, 2012 9:10 AM
To: 'Michael Gurling'
Cc: 'Eventov Adam'
Subject: RE: Introductions and conversation follow-up

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Mr. Gurling,

I appreciate your response to my calls to you and Randy Williams. As I indicated to you both, my initial purpose is to introduce the two new members of our team (Adam Eventov of WellSaid Communications and myself) and to listen to your concerns about the Keller Crossing Specific Plan. We believe it would be very helpful to us both to listen and learn before proposing any alterations to the plan and its specifics, and would be very grateful if you would accommodate us in this request.

If an agenda were to be suggested it would merely be:

- A. Introduce Adam and Jack and give a little personal background on each of us and our upcoming roles.
- B. Listen to each of your representative's concerns about SP 380 and changes to the French Valley area of the Riverside GP.
- C. We suggest meeting at a convenient location such as Mimi's Restaurant on Winchester in Temecula.

Following such a meeting our entire Team will work to consider how we can achieve the most acceptable solution to our mutual needs and desires. At that point we would ask for another meeting with you all and would be prepared to speak definitively about changes to our plan.

I hope this format will be workable for your group.

Sincerely,

Jack H. Dimond
The Dimond Group, Ltd.
760.738-7530

From: Michael Gurling [mailto:milyundollarmike@msn.com]
Sent: Saturday, June 16, 2012 9:12 PM
To: Jack Dimond; Randy Williams; Steve & Jana Rush; Dennis F. Tuffin; Lincoln & Sherry Eramo
Subject: Introductions and conversation follow-up

Good Evening, Mr. Dimond.

Thank you for calling on wednesday and introducing yourself as the new team quarterback for the Hanna project (S. P. 380).

Pursuant to our brief conversation, I've checked with other members of our group regarding availability for a meeting. We should have 5-6 members (representatives) available to meet within two weeks.

I spoke with Randy Williams today. He indicated he had spoken with you regarding a meeting with yourself and one or two associates.

Would you please forward an agenda of what you would like to cover with us.

I'll get back to you with a firm date, time and place sometime later this coming week.

Thank You,
Respectfully,
Michael Gurling
Representative
French Valley Residents For Compatible Growth

Keller Crossing/SP380

A flyer was sent on August 12th, 2011 to each of the properties that front the project on Pourroy or Keller roads. The contained the Specific Plan land use exhibit my contact information and a note to contact me for further information regarding the project.

Pourroy Road

33525 letter returned by USPS

33555 Spoke to Tedra Reyes. No opposition to the project. Also spoke to her realtor Jim Arnette. Wants to sell

34125 Spoke to Mrs. Evamo in person. She said her husband would oppose the project

34044 no response

Keller Road

32025 no response

32125 no response

34119 Spoke to Kirk and Amanda Gurling. Not opposed to the project

34118 Spoke to Mary Warren. Not opposed to the project Wants to sell.

32187 Spoke to Carol Green. Not opposed to the project. Wants to sell.

32265 Spoke to Steven Rush. Not opposed to the project. Wants to sell.

Spoke to Real Estate agent Jeff Staub on 9/28/11. He says he represents several properties in the area that are looking to sell.

French Valley Residents for Compatible Growth

April 10, 2012

Rick Hoffman
Hoffman Consulting
26620 Rim Road
Hemet, CA 92544

RE: Specific Plan 380

Dear Mr. Hoffman:

Thank you for the time to meet again on SP 380. We appreciate the interest of you and the property owner to work with the neighborhood.

As we discussed, our greatest desire is for the current general plan to remain in force with all planning areas maintaining a 5 acre minimum lot size. We purchased property and have built homes here based on that plan and the RCIP's statements that it is the "Blueprint for the Future". In an effort to show good faith, an understanding for the property owner's economic interests, and potential amenities for the area, we stated in our letter (March 7, 2012) that we would support greater land use intensities, such as retail or office, for the planning areas (PA) that front Winchester Road (PA 2 & 7 and the eastern lot in PA 1) with the remaining areas being 5 acre min lot sizes.

You mentioned the letter lacked clarity and therefore you did not have an official response. I thought the letter was clear but hopefully the above resolves that issue.

We are deeply concerned that the interior planning areas, proposed to be office and mixed use, will ruin the character of our neighborhood. Due to the depth of those planning areas that front Winchester Road, the interior planning areas (which we would argue have incompatible land uses) are a major encroachment and break the continuity of the community. The integrity of natural and logical borders for large or rural lots in this area would be significantly compromised. The amount of rural lots north of Flossie and south of Scott Road is limited and further erosion would be decimating to us. It takes a sufficient number of residents with a common lifestyle for a viable and well connected neighborhood.

It is not easy to see your dreams in a quality of life perhaps vanish because your home is no longer compatible with the neighborhood. When your home is an island and the neighborhood is gone your home values, as well as your lifestyle, will never be same. We hope you can understand and appreciate that perspective. That being said, we listened to what you had to say and have reconsidered our position. Please note these are additional concessions to our first position. It is an example of our continuing effort to show good faith in hope it will be reciprocated in a meaningful way. Cosmetic responses such as landscaping and setbacks rarely compensate for fundamental alterations to the underlying land use and density.

French Valley Residents for Compatible Growth

We can support further encroachment of higher intense use on PA3 if the mixed use on PA 6 can be replaced with 2 acre or larger minimum lot size residential. The healthcare boarding concept could be accomplished by subdividing PA 3 or PA7 for additional uses.

As we discussed, there is excess retail between PA7 & PA2. We agree with you on the community shopping center working well on PA2. However, PA7, is a large parcel and could accommodate other uses in addition to retail. I am involved in a project that is developing an assisted living facility that works well on 2.5 acres. We recommend the healthcare boarding facility concept be incorporated into PA7 or PA3.

To insure the rural and large lot community is not broken up, we recommend 5 acre minimum lots remain on PA 4 and PA 5.

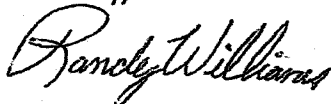
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One option would be have it as open space or park land. It appears to be a modest size lot somewhere between 4 & 6 acres. Significant land is already being dedicated to the RCA and we do not expect additional donations but perhaps some or all of it in this middle lot could be accomplished in lieu of park or other development impact fees.

Another option would be to make it residential of 2 acre lots or greater. We think New Keller Road is a much better buffer to PA 3 than Old Keller. Residents south of Old Keller will likely be entering and leaving their homes through an office park to get to Winchester Road under the proposed plan. Residential land use would be more compatible. Residential lots with detention basins on two sides and a dirt road on the third is marketable. We mentioned examples in our meeting.


Rick and the property owner, we hope you see this letter for which it is intended—a good faith effort by concerned neighbors to address mutual concerns. We welcome a continued dialogue and would appreciate a written response before the hearing on the 18th.

Sincerely,



Randy Williams

Representative



Kirk Gurling

Representative



Ryan Egan

Representative

Beverly Glasgow



From: Geoff Scott <Geoff.Scott@KJMAIL.COM>
Sent: Monday, April 16, 2012 8:49 AM
To: Beverly Glasgow; Ginny Hanna; Rick Hoffman; Kevinwolf@germania.net
Subject: Email between Commissioner John Petty and Randy Williams
Attachments: Geoff Scott.vcf

GEOFF SCOTT
Director, Planning & Entitlement
Jackson Family Investments
p: 707.431.3216 | c: 949.400.5172



>>> "Hesterly, Kinika" <KHESTERL@rctlma.org> 04/16/2012 8:29 AM >>>
FYI - I will be including this in the public record at hearing.

From: John D. Petty [mailto:john@jdpdevelopment.com]
Sent: Friday, April 13, 2012 3:22 PM
To: Hesterly, Kinika
Subject: FW: Update on SP 380 and Meetings with Rick, Jeff, Olivia

From: John D. Petty [mailto:john@jdpdevelopment.com]
Sent: Friday, April 13, 2012 3:18 PM
To: 'Randy Williams'
Subject: RE: Update on SP 380 and Meetings with Rick, Jeff, Olivia

Thanks Randy.

As you know, I have encouraged your side to meet with the applicant to try and resolve your differences. I have also excluded my involvement in these meetings between the parties, as well as any email traffic or phone calls. I will, of course, disclose the one meeting that I had with your group, and the one meeting that I had with Mr. Hoffman representing the applicant. Please do not take my silence as any slight to you or your group. I am only preserving the public hearing process that is required for this and every project that comes before the Planning Commission. Also, please note that in Supervisor Stone's office, we maintain a pretty tight firewall between the Supervisor and the Commissioner. In the vast majority of cases, Supervisor Stone directs any applicant to me prior to a Planning Commission recommendation to the Board. I appreciate the information you have provided, and I will make sure that Ms. Hesterly provides the Planning Commission with copies of all the email traffic that has occurred in the weeks leading up to the hearing this Wednesday. Thanks again for your information, and I look forward to seeing you at the hearing.

French Valley Residents for Compatible Growth

March 7, 2012

Rick Hoffman
Hoffman Consulting
26620 Rim Road
Hemet, CA 92544

RE: Specific Plan 380

Dear Mr. Hoffman:

Thank you for the time and courtesy to meet with our neighborhood group that will be impacted by Specific Plan 380. We appreciate your interest in hearing our concerns. After listening to your presentation and discussing the project, we have the following comments:

- We support commercial retail or office on lots that have frontage on Winchester Road. All lots west of the frontage lots we believe should remain five acre minimum.

The tax generators, professional services, and retail amenities will benefit the area and are appropriate along Winchester Road.

- Our neighborhood lifestyles, large lot values, and scenic setting will be adversely impacted if more intense land uses occur west of the frontage lots.

We understand and respect the interest of you and the property owner in the Specific Plan. We hope there is a mutual understanding and respect for our neighborhood and what this kind of change in the General Plan will mean to us. Many of us have relied on the General Plan to determine where to live, build our homes, and plan the future for the lifestyles the General Plan designated.

We would appreciate the opportunity to continue a dialogue on mutual interests. We are hopeful that a plan which serves the financial interests of the Keller Crossing Partnership and remains compatible with neighborhood can be achieved.

Sincerely,

Randy Williams (Group Representative)

Kirk Gurling (Group Representative)

34119 Keller Flat Court, Winchester, CA 92596 (951) 252-5913

John

From: Randy Williams [mailto:rwilliamsonline@msn.com]
Sent: Friday, April 13, 2012 12:11 PM
To: John Petty/ RivCoPlanning Commission
Subject: Update on SP 380 and Meetings with Rick, Jeff, Olivia

Hi John: Just wanted to give you a final update on our meetings with Rick & Olivia, and a conversation with Jeff.

We had our second and final meeting with Rick Thursday and sent the attached letter. There has been follow up written correspondence to insure clear communication. We have received nothing in writing in return, but Rick has been cordial and available via phone. We spoke to him yesterday and reached an impasse. The only items we believe they are offering is a single story condition on commercial in PA 1 and less units on PA 4 & 5 but no definites on how much less. Rick said they could entertain farther setbacks on some planning areas and maybe 1 acre instead of half on PA4. Please confirm with Rick his side. The above is my best summation.

Our group felt strongly these were very modest considerations that did not address the impacts on the fundamental changes of the amendment to the neighborhood. Also of great concern was the circulation & access issues from vacating OLD Keller in some parts while retaining other parts.

I had a conversation with Jeff who I met at a recent event. He was aware of the project and expressed his hopes that our concerns would be resolved before it gets to the BOS. I did not go into any details--just said our neighborhood is concerned and we are working with Rick and have met with you. I stated I respect both of you and am hopeful but concerned. After the impasse yesterday, I am deeply concerned.

About 10 of us met with Olivia Wednesday. Some residents vented but by and large I thought it went well and what we all expected. An opportunity to meet Olivia, (whom Verne and Jeff have said is the person to see at this stage) and for her to make suggestions and let the group know how Jeff processes such matters. Olivia, like you, did not know much about this project till our meeting. I find that surprising. In all these conversations, whether with Jeff, Olivia, or our group-- I have said how good you are at working through these issues.

We hope you do not break too many hearts on Wed. Not everyone will be able to attend or speak but all will be waiting word. We all know how much you will shape the issues and decide the outcome. Attached are three documents. Our final letter to Rick, the SP Land Use Map and SP Circulation Map to coordinate with the letter. Best Regards,
Randy Williams

Letters of Opposition

Keller Crossing

French Valley Residents for Compatible Growth

March 7, 2012

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Hoffman Consulting
26620 Rim Road
Hemet, CA 92544

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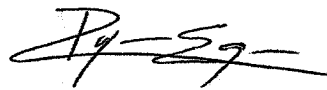
Randy Williams

Representative



Kirk Gurling

Representative



Ryan Egan

Representative

Media Coverage & Holding Statement

Keller Crossing
Specific Plan

Keller Crossing Holding Statement, And Q&A

"Keller Crossing will be a model for mixed-use development in western Riverside County. Keller Crossing will bring much needed water, sewer and road infrastructure while creating jobs and opportunities for living, working and shopping in a thoughtfully designed master plan."

Q1: Where is the project?

A: The project consists of 200 acres north of Keller Road between Pourroy and Winchester roads.

Q2: What are you proposing?

A: The Keller Crossing team is proposing a specific plan with eight planning areas, including areas of very-low density, low density and medium density for home construction. There are also areas for office space, mixed-use commercial space, retail development and 61 acres of open space for conservation.

Q3: Why are you planning to build this when the market is so weak?

A: The specific plan process is a lengthy one and the Owners believe planning for the future now will best position the property for future development when the timing is right. Actual development will depend on local demand and economic strength of the housing and commercial real estate markets.

Q4: When would this project be built?

A: There is no set timetable; any future development will depend upon local demand and the strength of the market.

Q5: Who owns the property?

A: The property is owned by the Hanna Marital Trust. It was purchased by Bill and Violet Hanna in May 1979.

Q6: What changes to the roads will you make?

A: We are required by Riverside County and Caltrans to realign Keller Road between Pourroy and Winchester roads. The purpose of this realignment is to provide a 90-degree intersection at Winchester Road, per Caltrans safety standards. The old Keller Road would remain but would dead-end on both the Winchester and Pourroy ends of the road. Access to the old Keller Road segment would be by two new, paved access roads.

The project will also create roads internal to the project site.

Q7: How will drivers access Winchester Road?

A: A signalized intersection will be built where the new Keller Road realignment meets Winchester Road. The intersection will square off the two roads at 90 degrees to each other (a Caltrans requirement).

Q8: How will the new Keller Road realignment help with traffic flow?

A: Winchester Road is being widened. As construction proceeds southward from Domenigoni Parkway, k-rails will be installed down the center median, preventing east-bound drivers along Keller Road from turning left (north). North-bound drivers along Winchester Road will no longer be able to make a left onto Keller Road. With the creation of Keller Crossing and the Keller Road realignment, a signalized intersection will be created that will allow traffic at Keller Road to flow in all directions.

Q9: How far along are you with the Specific Plan?

A: The project Specific Plan was presented to the planning commission in April. A second planning commission hearing is expected in October 2012.

Q10: What infrastructure will you be building?

A: The project will bring flood control infrastructure, sewer, recycled water and potable water lines to the area. The retail, commercial and residential development proposed at Keller Crossing has the economies of scale required to bring this much-needed, but expensive, infrastructure to the area.

Q11: Will I be required to pay for any road improvements of infrastructure?

A: No! The road improvements, Keller Road intersection, sewer, recycled water, potable water and flood control infrastructure would be installed and paid for by the developer of the site.

Q12: Will I be required to hook up to the water or sewer lines once they are brought to the area?

A: No. The lines are there to serve Keller Crossing. However, if local residents have a need to connect to the water or sewer lines, they would have that option.

Q13: Who will manage the water and sewer lines?

A: Eastern Municipal Water District.

Q14: How tall will the commercial buildings be in Planning Area 3?

A: We are proposing that commercial development be limited to two-story along the south side of Planning Area 3 adjacent to the new Keller Road alignment. Buildings further north will be up to three-story.

Q15: What kind of businesses would be allowed in Planning Area 3?

A: Offices, banks, day cares, health clubs, places of worship, and similar uses would all be permitted.

Q16: What will the commercial buildings look like?

A: The architecture will ultimately be proposed by the project developer but western or agricultural styles similar to the Menifee Countryside Marketplace at Newport and Haun roads in Menifee are being recommended.

Q17: How far away would the commercial space be from existing homes?

A: Measured near Keller Flats Court, the closest commercial building in Planning Area 3 would be more than 660 feet away from existing homes. That's more than two football fields away.

Q18: Will there be horse trails?

A: Keller Crossing will include multipurpose trails and bike paths.

Q19: The Specific Plan has open space for flood control. Can those be used as parks?

A: The flood control basins are each too small for a park and must be located where shown on the plan in order to serve existing flows. Valley Wide Recreation District, the organization that maintains most of the parks in the area, requires that parks be at least 5 acres. 30% of the planning area (61 acres) will be dedicated to open space. In addition a portion of the fees from the development of Keller Crossing will be used for Riverside County parks.

Q20: Planning Area 1 was going to be commercial space. Has that changed?

A: Yes! We heard the concerns of the community and are recommending that the nearly 10-acre Planning Area 1 be developed as six large-lot residential parcels. That will eliminate 50,000 square feet of previously planned commercial buildings.

Q21: Why do you need to expand Keller Road?

A: Riverside County Transportation anticipates the need for several corridors linking Winchester Road to Interstate 215. In addition to Clinton Keith and Scott roads, the County expects that regional growth will require Keller Road to be a major east-west corridor and it is so designated on the County General Plan.

Q22: Pourroy Road is already being used as a short cut for drivers heading south. Won't Keller Crossing make this worse?

A: With the addition of a widened, paved Keller Road and a signalized intersection where it meets Winchester, drivers will likely find it easier to use Keller Road than Pourroy Road, which is unpaved.

Q23: How many homes are you proposing?

A: We are proposing six 1-acre lots in Planning Area 1, twenty-two 1/2-acre lots in Planning Area 4 and seventy-three homes in Planning Area 5.

Q24: We get substantial flooding in the Pourroy/Keller area. How will your site manage that much runoff?

A: **NEED ANSWERS HERE** Get best wording from engineers.

Q25: Won't development threaten my home values?

A: Predicting home values is guesswork at best. Given the addition of new infrastructure, existing home values could increase.

Q26: Could grading and construction damage my well?

A: The reliability of wells depends on a variety of factors, including local geology, and can be impacted by existing construction of Winchester Road or even an earthquake. It is difficult to assess the impact of any one construction project on the output of a well. If the developer will be required to implement mitigation measures to reduce the likelihood of neighboring damage, we should say that.

Q27: What right do you or the County have to change zoning? We are zoned for 5-acre lots and want to keep it that way!

A: The County reexamines its General Plan and zoning periodically, usually at five-year intervals. Individual property owners are entitled to request General Plan changes to their property more often under tightly controlled procedures. It is not uncommon for the County to amend its General Plan and to rezone land based on an owner's request. The Keller Crossing Specific Plan does not request changes to any properties not owned by the applicant.

2/14

REGION: Rural neighbors rise up against Highway 79 development

- [Story](#)
- [Discussion](#)

REGION: Rural neighbors rise up against Highway 79 development

By [DAVE DOWNEY ddowney@californian.com](#) North County Times | Posted: Wednesday, April 18, 2012 6:30 pm | [Loading...](#)

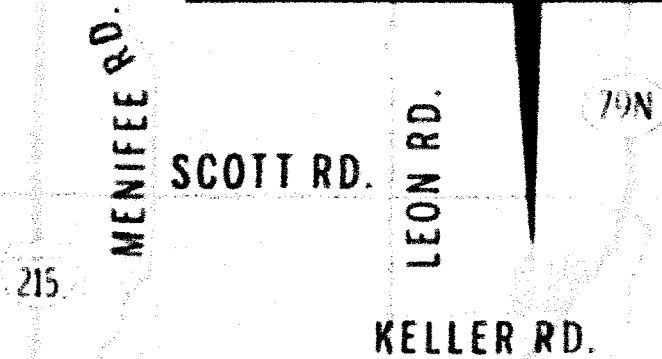
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Menifee

Proposed development



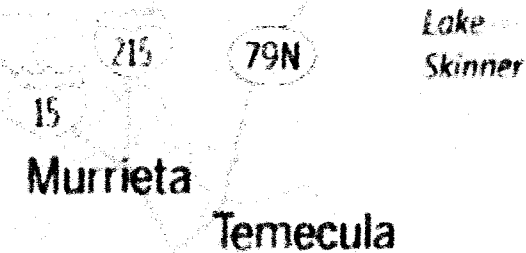
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Diamond Valley Lake



CAL

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- Related: French Valley family takes stand against urban advance

Nearly 20 people turned out at a meeting Wednesday to denounce a project proposed to include stores, offices, homes and congregated-care senior housing on 201 acres at Winchester and Keller roads in French Valley.

The intense opposition spurred the Riverside County Planning Commission to postpone a decision after a 2 1/2-hour hearing on the project.

The Hanna family, which owns the land, is seeking to change the county's general plan, a guideline for growth, to pave the way for converting the rural agricultural area of French Valley into an urban neighborhood.

But neighbors to the south and west fiercely objected, saying there would be virtually no transition between the project and their homes on 5-acre estate lots.

"You've got 5-acre lots right up against two- or three-story commercial buildings," said Sandie Taylor, who operates a pet boarding and grooming business called Animals First out of her home.

"You cannot do this. You cannot approve this," Taylor told commissioners. "This is a ridiculous plan. It's the most absurd plan I've ever seen."

A total of 19 neighbors went to the podium to urge commissioners to kill the proposal, which is being called the Keller Crossing Specific Plan.

Commissioners did not kill it, but they said it was a long way from something they could approve. They declined to specify when the project would return, saying only that refinements should take at least two months.

Commissioner John Roth termed the project a "poster child" for the need to establish guidelines in Riverside County to protect rural residents from encroaching suburbanization.

Commissioner John Petty, who represents the area, tried to find middle ground between the landowner and neighbors.

The Hanna family's plan calls for shopping areas along the west side of Winchester Road, or Highway 79 North, from Keller Road to a half mile south of Scott Road.

Across the northern tier of the property, there would be a 61-acre swath of open space.

On the south side along Keller Road, offices would be built. Residential areas would flank the western edge, along Pourroy Road.

And the congregate-care facility would be in the center of the project. Such facilities typically combine private living quarters with centralized dining services and organized activities.

Many of the people who spoke against the project live just south of Keller Road.

To alleviate their concerns, Petty proposed eliminating offices next to their homes and limiting the height of offices elsewhere. He also suggested establishing minimum single-family lot sizes of 7,200 square feet next to Pourroy Road.

Commissioners said they generally liked the direction in which Petty's suggestions would take the project. They directed a representative for the Hanna family to use his comments as a starting point, and sit down with neighbors to try to reach agreement on some issues.

After the meeting, Randy Williams, representing a neighborhood group called French Valley Residents for Compatible Growth, said that although Petty's proposal doesn't address all the concerns, it is a move in the right direction.

"I thought it was a very good attempt to try to split the baby in half," Williams said. "I thought there were some very good elements in Commissioner Petty's proposal. There were other elements that were difficult to swallow."

Besides the applicant, five people spoke in favor of the project.

One of them was Andy Domenigoni, whose pioneering family has farmed the area around Winchester and French Valley for more than a century.

Domenigoni noted that even though the Hanna property is rural, many nearby areas are urbanizing.

And he said Riverside County earlier approved suburban-style developments on land next to the site that will be built when the economy comes back. His family's Domenigoni-Barton Properties project immediately to the north is an example.

"It's great to see some of these doughnut holes, like the Hannas' property, start to fill in," he said.

~~Clara~~ Asimakopoulos, a real estate broker who lives nearby, said the project would "enhance" the area.

Peggie Rederich, who said she moved to the area from Palos Verdes in Los Angeles County to escape urban development 10 years ago, begged to differ.

"If they start putting in commercial buildings, it will take away the beauty of that whole land," Rederich said.

Call staff writer Dave Downey at 951-676-4315, ext. 2623.

Home > Local News > Riverside County > Menifee > Menifee
Headlines

MENIFEE: County commissions approves Keller Crossing plan

But not without some unhappy Menifee residents who
want their community to remain open and rural

PETER SUROWSKI/STAFF PHOTO

John Roth speaks out against the Keller Crossing plan during a Riverside County Planning Commission meeting at the County Administrative Center.

BY PETER SUROWSKI

STAFF WRITER

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Comments (0)

The rolling hills on the northeast corner of Keller and Pourroy roads east of Menifee may soon be populated by new homes and businesses.

The Riverside County Planning Commission voted 3-1 Wednesday, Oct. 17, to approve a specific plan and zoning changes for the 201-acre Keller Crossing.

Commissioner John Roth was the lone dissenting vote, and Commissioner Bill Sanchez, who took the dais for the first time, abstained. The plan will need to win the approval of the Board of Supervisors before being implemented.

A team representing the property owner, Hanna Merital Trust, met with locals twice — once in July and again Sept. 27 — and made changes to the plan based on the feedback they got, said Adam Eventov, a community liaison for the project.

“We are not considering any mass retail or anything what’s commonly called a commercial center,” said Jack Dimond, the project manager for Keller Crossing.

Among the biggest changes were reducing the density of the commercial areas and rearranging the residential areas to improve traffic flow, he said.

Five residents appeared at the hearing to support the project.

“What Keller Crossing is proposing is very needed,” said Clara Asimakopoulos, a nearby resident.

But about 20 residents living near the site showed up to denounce the proposal, saying it would destroy their rural way of life.

“It rips the heart out of the community,” said resident Randy Williams.

Much of the protest concerned a zone change. The plan requires rezoning the

area into commercial, medium-density residential and mixed use. Currently, the area is zoned low-density residential, with no lot smaller than 5 acres allowed.

This change is too drastic for property owners who moved to the area expecting to enjoy the horse trails, open roads and quiet, according to Williams, who said "there's nothing in common" between the current zones and the proposed ones.

Other residents said nearby developments have already affected the area, and they do not want it to get worse.

"I used to live in beautiful, beautiful rolling hills ... now I look at a sea of rooftops. It's not a pretty sight," Peggie Federich said.

Rick Croy, a trails committee member for the city of Menifee, urged the commission to create a "right to rural lifestyle" ordinance that would ensure property owners that if they buy land in a low-density residential area, it would stay that way.

Roth agreed that such a policy was needed to protect residents against this kind of zone change.

"I don't like the idea (of zone changes), I've never liked the idea," he said.

As with other projects in the region, questions over soil testing were raised due to sludge that may have been spread on the property.

"There needs to be testing. Real chemical testing," said Lincoln Eramo, a nearby resident.

Other property owners, such as Theodore Karnezis, said this is only the beginning of the fight.

"Sorry, I have to go to war," Karnezis said. "I need to protect my investment, my many years of hard work, my dream and my children's inheritance, as all of you would do, by any means necessary."