

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: PINECREST BADGER ASSOCIATES LLC

Contact Person: DIANNE O'BRIEN E-Mail: O'BRIENDIANNE@COMCAST.NET

Mailing Address: 48900 AILMENT DR
FREMONT CA 94538
Street City State ZIP

Daytime Phone No: (408) 891-2519 Fax No: ()

Engineer/Representative Name: KWC ENGINEERS

Contact Person: BRANDON BARNETT E-Mail: BRANDON.BARNETT@KWCENGINEERS.COM

Mailing Address: 1880 COMPTON AVE, STE 100
CORONA CA 92881
Street City State ZIP

Daytime Phone No: (951) 734-2130 Fax No: ()

Property Owner Name: (SEE ATTACHED SIGNATURE PAGES)

Contact Person: DIANNE O'BRIEN E-Mail: O'BRIENDIANNE@COMCAST.NET

Mailing Address: 48900 AILMENT DR
FREMONT CA 94538
Street City State ZIP

Daytime Phone No: (408) 891-2519 Fax No: ()

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Dianne O'Brien
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 102-160-003; 102-192-017; 102-203-006; 102-203-007
102-050-003, 102-006; 102-050-008; 102-112-008; 102-113-015
004,

Approximate Gross Acreage: 82.07

General location (nearby or cross streets): North of PINECREST DR, South of 91 FREEWAY, East of SERRAS CUBE DR West of KIRKWOOD DR.

Existing General Plan Foundation Component(s): OPEN SPACE

Proposed General Plan Foundation Component(s): SEE ATTACHED MAP & JUSTIFICATION

Existing General Plan Land Use Designation(s): RECREATION

Proposed General Plan Land Use Designation(s): SEE ATTACHED

General Plan Policy Area(s) (if any): NONE

Existing Zoning Classification(s): R-1

Provide details of the proposed General Plan Amendment (attach separate pages if needed):
SEE ATTACHED MAPS AND JUSTIFICATION MEMO

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) NONE EIR No. (if applicable): NONE

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): BIOLOGICAL AND GEOTECHNICAL PHASE I & II ENVIRONMENTAL

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (If none, write "none.")	Are facilities/services available at the project site?	Yes	No
Sewer District <u>CITY OF CORONA DWP</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed)
http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm


If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 5/10/16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

NONE

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

Application for Foundation Component Amendment to the
Riverside County General Plan
Owner Signature Page

By: Pinecrest Badger Associates, LLC

By: [Signature]
Name: Dianne O'Brien
Title: Member

By: [Signature]
Chi-Yu King

By: Serfas Development, LLC

By: [Signature]
Name: Lawrence Shih
Title: Member

By: [Signature]
Bi Shia King

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Sherman Shyh Huang Lee
Title: Trustee

By: [Signature] (POA)
Bi-Shia King

By: [Signature] (POA)
Yen-Shan Chuang

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Min Ling Lee
Title: Trustee

By: _____
Tai-Nan Wang

By: _____
Hsiu-Mei Wang

By: Hsing-Chieh Shih and Bi-Yu W. Shih
Living Trust dated February 3, 2003

By: [Signature]
Name: Hsing-Chieh Shih
Title: Trustee

By: _____
Grace Adora Hsu

By: _____
Alice Tamoura Lee

Application for Foundation Component Amendment to the
Riverside County General Plan
Owner Signature Page

By: Pinocrest Badger Associates, LLC

By: _____
Chi-Yu King

By: _____
Name: Dianne O'Brien
Title: Member

By: _____
Bi Shia King

By: Serfas Development, LLC

By: _____
Name: Lawrence Shih
Title: Member

By: _____
Bih-Lion Chuang

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Sherman Shyh Huang Lee
Title: Trustee

By: _____
Yen-Shan Chuang

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Tai-Nan Wang

By: _____
Name: Min Ling Lee
Title: Trustee

By: _____
Hsiu-Mei Wang

By: Hsing-Chieh Shih and Bi-Yu W. Shih
Living Trust dated February 3, 2003

By: _____
Name: Hsing-Chieh Shih
Title: Trustee

By: _____
Grace Adora Hsu

By: _____
Alice Tamara Lee

Application for Foundation Component Amendment to the
Riverside County General Plan
Owner Signature Page

By: Pinecrest Badger Associates, LLC

By: _____
Name: Dianne O'Brien
Title: Member

By: _____
Chi-Yu King

By: Serfas Development, LLC

By: _____
Name: Lawrence Shih
Title: Member

By: _____
Bi Shia King

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Sherman Shyh Huang Lee
Title: Trustee

By: _____
Bih-Lien Chuang

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Min Ling Lee
Title: Trustee

By: _____
Yen-Shan Chuang

By: _____
Tai-Nan Wang

By: _____
Hsiu-Mei Wang

By: Hsing-Chieh Shih and Bi-Yu W. Shih
Living Trust dated February 3, 2003

By: _____
Name: Hsing-Chieh Shih
Title: Trustee

By: _____
Grace Adora Hsu

By: _____
Alice Tamoura Lee

Thomas Grabel

From: Dianne
Sent: Tuesday, May 10, 2016 8:17 PM
To: Thomas Grabel
Subject: Signature Four

Riverside County General Plan
Cover Signature Page

- By: Financial Budget Association, LLC
Name: Dianne O'Brien
Title: Member
- By: Series Development, LLC
Name: Lawrence Shih
Title: Member
- By: Sherman Szyh Huang Lee Family Trust dated July 19, 1984
Name: Sherman Szyh Huang Lee
Title: Trustee
- By: Name: Min Ling Lee
Title: Trustee
- By: Hsing-Chieh Shih and Bi-Yu W. Shih Living Trust dated February 3, 2003
Name: Hsing-Chieh Shih
Title: Trustee
- By: Chen-Yu King
- By: Hi Shiao Kang
- By: Bi-Jen K. Anwar
- By: Yen-Shan Huang
- By: Tai-Nan Wang
- By: Hsin-Yeh Wang
- By: Grace Albert Tsu
- By: Alice Tamara Lee

GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION

Property Description

The subject property is comprised of approximately 107 acres of which 82 acres are within the County of Riverside's jurisdiction and 25 acres are within the City of Corona's jurisdiction. There are 11 parcels that make up the County portion of the land and the area is known as Coronita.

Property History

The property was formerly the Mountain View Golf Course. Built in 1962 the golf course operated until 2009 when it became economically unfeasible to operate as a golf course.

Golf has been on a decline in play since 2000 and the number of rounds played at Mountain View and the market rate price per round coupled with the increased cost to maintain did not justify a continued operation.

Although designated as Open Space, a golf course is private open space. It is privately owned and a fee must be paid to use the facility. A golf course is also one dimensional and is not a useful amenity to all of the community.

Utilized as a golf course for this extended period of time, the land has been disturbed such that it does not support native habitat and therefore is unsuitable for native wildlife. Please reference the Biological/Jurisdictional Overview as completed by Glenn Lukos Associates, attached.

Current Condition of the Property

When the golf course ceased operation in 2009, the irrigation water was shut off to the land. Today the land is fields of brown weeds with trash dumped and homeless encampments taking over. The former clubhouse was set on fire by homeless people cooking over an open fire and the building had to be demolished. Vermin are becoming prolific in the open fields. Motocross and mountain bike riders are often seen riding onsite.

Current General Plan Foundation Component and Land Use Designations

The Riverside County General Plan Foundation Component for the property is Open Space and the Land Use Designation is Recreational. The Zoning for the property is R-1 allowing 3-6 residential dwelling units per acre. The surrounding community is primarily residential with single family detached housing being the predominant use. However, there is a small amount of multi-family attached product in the community as well as commercial uses fronting the 91 Freeway. The vast majority of this housing stock was built in the 1960's and 1970's with very little new housing added to the immediate area since that time. The community is maturing with a mix of homeownership versus rental; well kept versus neglected; original owner versus newer buyer; single generation versus multi-generational occupants.

Proposed General Plan Foundation Component and Land Use Designations

We propose a mixed use community including open space, residential of various densities, and commercial. Please reference the attached maps for conceptual designs and Planning Area designations. The plan identifies a significant amount of trails and parks. The amenities as shown in these areas are conceptual and subject to refinement as we proceed through the process. Nonetheless, the trail systems and open space areas are fairly well defined.

Open Space

We have retained a substantial amount of the property as recreational open space that would be open for use to the entire community, "public open space". These parks could include walking, running and biking trails, tot lots, or active sports courts. Park benches could be provided along these paths for seating to take in the vista. Large areas of green open space are provided to just enjoy a picnic or a day in the sun. Native landscaping is utilized to minimize the amount of water required. Again the "open space/trail system" is conceptual at this stage and would be programmed at a later date, but this is indicative of what is envisioned.

These linear parks will be designed as storm drain control areas. We have designed basins to retain water during a storm event and allow water to flow offsite after the peak storm at rates the existing storm drain system can absorb. These parks will also provide water quality clean up as the water flows through grasses designed to clean the water prior to entering the storm drain system. Much of the water would be held to percolate back into the ground and not released offsite.

Residential

Please reference that attached plan for the Planning Area locations:

Planning Area 1

- 15.75 acres
- 147 multi-family attached townhomes
- 9.33 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-HDR
- Existing zoning-R-1
- Proposed Zoning-R-2

Planning Area 2

- 13 acres
- 37 single family residential
- 2.85 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning R-1

Planning Area 3

- 5 acres
- 30 single family residential
- 6 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MHDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 4

- 10 acres
- 24 single family residential
- 2.4 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning R-1

Planning Area 5

- 8 acres
- 18 single family residential
- 2.25 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 6

- 10 acres
- 33 single family residential
- 3.3 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 7

- 10 acres
- 30 single family residential
- 3 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 8

- 10.5 acres
- 57 single family residential
- 5.43 DU/acre
- Current Foundation Component: Open Space
- Current Land Use Designation: Recreational
- Proposed Foundation Component: Community Development
- Proposed Land Use Designation: MHDR
- Existing zoning: R-1
- Proposed Zoning: R-1

Findings

We believe the reality of a pay per play golf course on private property ceasing to operate creates a new circumstance that would justify a Foundation Change. While designing the land plan, we have taken into account the Riverside County Vision and Principles as defined within the County's General Plan.

This project contemplates a mix of uses which create a "community" unto itself and a unifying element to the greater community surrounding the property. We embrace smart planning by taking an underutilized property in a maturing area and integrating residential with recreational with commercial. This promotes a healthy living lifestyle by providing pedestrian access for connecting uses which would typically be connected by a car. It provides for a very livable community by providing recreation, housing and commercial within a community. The walk ability aspect of the community gets cars off the street making for a cleaner community. We also believe the new housing stock will create a gentrification movement of the older housing stock and thus improving the entire community.

The storm water quality management plan utilizes the latest technology through the trail system that benefits the environment in many ways. Much of the storm drain water is collected and allowed to percolate back into the ground and what does not is cleaned before entering the waterways which lead to the ocean.

The regional transportation improvements currently underway i.e., the 91 Freeway; the 15 Freeway; the Foothill Connector; Green River Dr and Serfas Club Dr will alleviate traffic on the surface streets in the community providing an opportunity to introduce new housing in an aging market.

Water systems currently exist in the major frontage streets to the project to provide adequate service for the new uses. There exist sewer mains in several streets that are underutilized as the older housing stock is on septic tanks and the residents have not taken advantage of hooking into the system. This project can utilize the existing the systems.

Multi-jurisdictional Approvals

As previously outlined, some of the golf course property is within the County of Riverside's jurisdiction while some is within the City of Corona's jurisdiction. As such, we will be processing approvals through both jurisdictions. We are viewing the proposed development as one project and have master planned the project accordingly. Both jurisdictions will see the entirety of the master plan; they will however only act on their respective portion.

Additionally, the project will ultimately be reviewed by the Army Corps of Engineers for jurisdictional determinations to waters of the United States. The California Department of Fish and Wildlife will be consulted as well as the United States Fish and Wildlife. The Regional Water Quality Control Board will determine the treatment of storm water runoff.

Community Impacts

We have taken the time to speak to several members of the community to determine the impact this project could have on the community. Several issues were raised but we believe we can mitigate these concerns.

Probably the most common concern expressed is the traffic existing in the community and the potential to exacerbate if more housing is added. As we discussed previously, there are major improvements to the regional transportation system within the immediate community as well as improvements to the surface streets within the community. We believe that upon completion of those identified under construction improvements the area will function significantly better and can absorb the additional housing.

Views could be the second most expressed concern and there are two view sheds we would be dealing with: first the views of the golf course and then views beyond to the surrounding mountains.

Recognizing that home owners no longer have green views since golf course ceased operation, we have provided green belts and trails systems to replace those lost views. With intelligent design of a comprehensive trail and park system, homeowners will have green vistas restored. For the views to the mountains, we can study view lines and design house that do not interrupt those views.

Attachments

- Phase I Environmental Site Assessment by G3 Soils dated November 30, 2015
- Phase II Environmental Site Assessment by G3 Soils dated February 3, 2016
- Biological/Regulatory Overview by Glenn Lukos Associated dated February 16, 2016
- Report of Preliminary Geotechnical Investigation by Associated Soils Engineers dated March 19, 2016

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) – APPLICANT: Pinecrest Badger Association, LLC – **ENGINEER/REPRESENTATIVE:** KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – **ZONE:** One-Family Dwellings (R1) – **LOCATION:** Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – **PROJECT SIZE:** 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

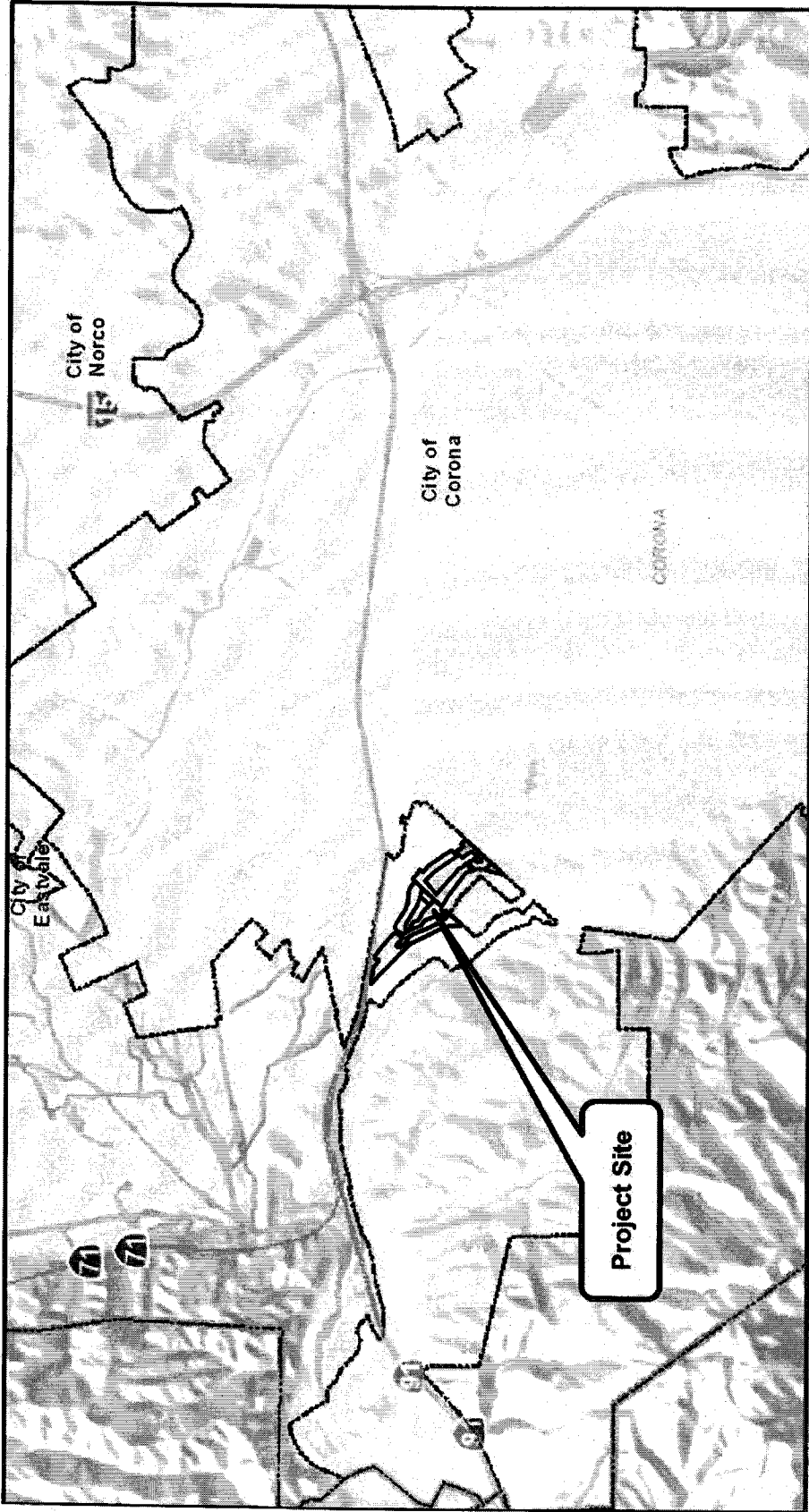
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE 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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



April 14, 2017

VIA ELECTRONIC MAIL

The Hon. John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St.
Riverside CA 92501

RE: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We were honored to serve on the General Plan Advisory Committee (GPAC) which reviewed these proposals. Proposals that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review.

General comments

Prior to your consideration of initiating environmental review, EHL urges the Planning Department to provide: 1) the basic information necessary to determine whether the more intensive proposed uses are justified, and 2) guidelines to assess whether the proposals – individually or collectively – move the County in the right planning direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, proximity of infrastructure and services, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP or otherwise impacts intact natural lands. We hope that the Planning Department will offer its professional guidance. If not, your Board should independently formulate *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

EHL's recommendations are based upon presence of a planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information or suggested modifications. We hope that your Board will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, the staff reports for these items are brief and inappropriately defer to the applicants for the requisite findings, rather than providing independent staff analysis.

Specific comments

16.1 GENERAL PLAN AMENDMENT NO. 1208 – APPLICANT: County of Riverside – Elsinore Area Plan – South Elsinore Zoning Area – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) and Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres

Support initiation

This County-initiated proposal would continue intensification of uses in Elsinore consistent with a prior GPA. It would convert 109 acres of Rural Community to Community Development including Mixed Use nodes. More efficient use of peri-urban locations near infrastructure and services is a good approach to accommodating growth, if it becomes a substitute for continued sprawl.

16.2 GENERAL PLAN AMENDMENT NO. 1174 – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres

Oppose initiation

While eventual redesignation from the current recreational use may well be appropriate, much more work with the community should precede such change. In any case, we recommend a joint approval process with the City of Corona.

16.3 GENERAL PLAN AMENDMENT NO. 1206 – APPLICANT: County of Riverside – The Pass Area Plan — **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres

Support initiation if modified

This County-initiated proposal for the Pass area would convert 470 acres of Rural to Community Development/Mixed Use. Staff believes that adding higher density residential in Areas 1 and 3 will supply workforce housing to existing extensive commercial uses. While an acceptable case has been made for intensification in these locations, such a case cannot be made for Area 4. Rather, Area 4 would perpetuate medium and low-density estate housing. At a minimum, *EHL concurs with GPAC that the EDR (estate) component be removed from Area 4.*

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director

Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Friday, April 14, 2017 9:49 AM
To: Tavaglione, John; Jeffries, Kevin; Ashley, Marion; District3; District4 Supervisor John J Benoit; COB
Cc: Johnson, George; Perez, Juan; Leach, Charissa; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia
Subject: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017
Attachments: EHL-BoS-GPIPs-Items16.1-16.3-4.18.17.pdf

VIA ELECTRONIC MAIL

April 14, 2017

The Hon John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Friday, April 14, 2017 9:49 AM
To: Tavaglione, John; Jeffries, Kevin; Ashley, Marion; District3; District4 Supervisor John J Benoit; COB
Cc: Johnson, George; Perez, Juan; Leach, Charissa; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia
Subject: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017
Attachments: EHL-BoS-GPIPs-Items16.1-16.3-4.18.17.pdf

VIA ELECTRONIC MAIL

April 14, 2017

The Hon John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 6, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1174

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, April 12, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

110.7

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, April 5, 2017 10:36 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1174

Received for publication on 4/12. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: **Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes****

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Wed, Apr 5, 2017 at 10:33 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

One more... for publication on Wednesday, April 12, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 6, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1174

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide confirmation of posting.

Board Agenda Date: April 18, 2017 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: April 6, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@srclkrec.com>
Sent: Wednesday, April 5, 2017 10:41 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 1174

received and will be posted

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, April 05, 2017 10:34 AM
To: Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkenneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: GPA 1174

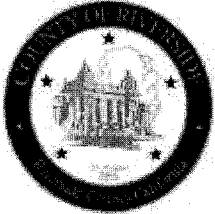
One more...for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is **privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE TEMESCAL CANYON AREA PLAN – WEST CORONA, SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 18, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Pinecrest Badger Association, LLC – KWC Engineers., on **General Plan Amendment No. 1174**, which proposes to amend a portion of the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend the land use from Recreation (R) to a combination of Medium Density Residential (MDR) (2-5 du/ac), Medium High Density Residential (MHDR) (5-8 du/ac), and Highly Density Residential (HDR) (8-14 du/ac), on 11 parcels, totaling 82 gross acres (“the project”). The project is generally located south of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes the Mountain View Golf Course, Second Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1174**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public meeting, or may appear and be heard at the time and place noted above. All written comments received prior to the public meeting will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public meeting. Be advised that as a result of the public meeting and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

Dated: April 6, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

WILLIAM + JANE CANNING
1950 VIA DEL RIO
CORONA, CA. 92882-2845

✓ XCOB MISC

APRIL 14, 2017

TO: HONORABLE RIVERSIDE COUNTY BOARD
OF SUPERVISORS.
RE: MOUNTAIN VIEW DEVELOPMENT.

WE ARE CONCERN HOME OWNERS WHO
HAVE BEEN RESIDENCES OF CORONITA FOR
THE LAST FORTY FIVE YEARS. WE PUR-
CHASED OUR HOME BASE ON THE VIEW
AND LOCATION. OVER THE YEARS WE HAVE
BEEN CONCERN WITH THE INCREASE
TRAFFIC AND ETC, IN OUR NEIGHBOR-
HOOD. WE ARE AT THAT AGE OF
RETIREMENT AND REALLY DON'T WISH
TO RELOCATE FROM THE CORONA AREA.
WE SUPPORT THE EFFORTS OF THE
MOUNTAIN VIEW CIVIC ASSOCIATION. WOULD
HAVE ATTENDED THE IMPORTANT MEETING
OF OPPOSITION TO THE PROPOSED
DEVELOPMENT, BUT BECAUSE OF MY
MEDICAL CONDITION I CAN NOT ATTEND
IN PERSON.

SINCERELY,

William F. Canning
Jane A. Canning
4/18/17 No. 2

5011 105 14 11/10: #3

2017-4-135401

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 APR 18 AM 10:43



Support

The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

First Name Carol Last Name Griffin
 Address 1924 Via Del Rio City Corona State Ca. Zip Code 92882
 Mobile (949) 378-0613 Phone _____
 Email griffinca@yahoo.com

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Submitted by 4/18/17 Item 16.2
 (date)

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com



Support

The Trails at Corona

BOS 9/18
Hearing

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name: Gary Last Name: Walker
 Address: 2071 Applegate Dr City: Corona State: Ca Zip Code: 92882
 Mobile: 951-733-0273 Phone: _____
 Email: Gary@honeycattcompanies.com

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

1901 Brae Burn

PERSONAL INFORMATION

MARTHA M. COCKING
 First Name Last Name

P.O. Box 861 Corona Ca 92878
 Address City State Zip Code

714 745 5315 _____
 Mobile Phone

 Email

- YES**, I support The Trails at Corona *-single family single story 55 and over community*
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Christy _____ Diaz _____
First Name Last Name
 2130 Ping Crest Dr. Corona CT 92882
Address City State Zip Code
 310-971-0788 -
Mobile Phone
 Diazrc@live.com
Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name Roy Last Name Vander Kallen
 Address 2083 Applegate City Corona State CA Zip Code _____
 Mobile 951-733-1764 Phone _____
 Email _____

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Steve Urban
 First Name Last Name

2268 Ridgerview Ter, Corona CA 92882
 Address City State Zip Code

(714) 272-8649 _____
 Mobile Phone

hithebrakes@aol.com _____
 Email

- YES**, I support The Trails at Corona *No apartments, active adults*
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com



Support

The Trails at Corona

Russel

& Dolly

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Rick *Canter*
 First Name Last Name

2001 Oakland Hills _____
 Address City State Zip Code

_____ *3107290146* /
 Mobile Phone

 Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com



Support The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

RENE _____ ROJO _____
 First Name Last Name
 1071 PINECREST _____ Corona _____ CA _____ 92782 _____
 Address City State Zip Code
 714 548 9074 _____
 Mobile Phone
 rene.rojo25@yahoo.com _____
 Email

Handwritten notes:
 1071 Pinecrest
 rene.rojo25@yahoo.com

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

+ CHMS

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Elena Mitchell
First Name Last Name

1971 Via Del Rio Corona CA 92882
Address City State Zip Code

(714) 553-7156 _____
Mobile Phone

~~30~~ 317 boom@gmail.com
Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com



The Trails at Corona

Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Wendy & Craig Ballman
First Name Last Name

1936 Via Del Rio Corona CA 92882
Address City State Zip Code

951.310.6956
Mobile Phone

wgballman@gmail.com
Email

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name: Jake and Amanda Last Name: Meadows
 Address: 995 Paseo Grande City: Corona State: CA Zip Code: 92882
 Mobile: 951 809-2338 Phone: _____
 Email: Jake.Meadows@live.com

YES, I support The Trails at Corona

Please keep me informed about project updates

Please list me as a supporter in your materials

I can write a Letter to the Editor

I can record a video

Looking forward to having trails and parks, instead of random dirt fields that people always trespass on.

Trader Joe's, Winco, grocery outlet or other affordable grocery store please

Questions

Call our Community Line at 714-904-5948 or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

OSCAR ^{Sophia} CAMARGO
 First Name Last Name

2523 NORTHMOOR CORONA CA 92882
 Address City State Zip Code

951 727 6846 _____ ✓
 Mobile Phone

oscar-camargo@att.net ✓
 Email

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948 or email us at trailsatcorona@gmail.com



The Trails at Corona

Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Joshua 1 Polanco
First Name Last Name

7706 Ridgeway Corona CA 92882
Address City State Zip Code

714-325-7390 _____ /
Mobile Phone

Joshua.A.Polanco@gmail.com /
Email

- YES,** I support The Trails at Corona *Dog Parks 1 single story*
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community

The Trails at Corona

Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Sabrina

First Name

Pinkowski

Last Name

2011 Oakland Hills Dr.

Address

Corona

City

Ca

State

92882

Zip Code

951-283-7055

Mobile

N/A

Phone

Spinkowski@SbcGlobal.net

Email

YES, I support The Trails at Corona

Please keep me informed about project updates

Please list me as a supporter in your materials

I can write a Letter to the Editor

I can record a video

Please no section 8

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Tim Britton
 First Name Last Name
2276 Radyview Corona. Ca. 92882
 Address City State Zip Code
949.678.4764 ✓
 Mobile Phone
chilloutbritton@sbcglobal.net ✓
 Email

- YES**, I support The Trails at Corona *signal story houses.*
- Please keep me informed about project updates *Park & Rec.*
- Please list me as a supporter in your materials *would be great*
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com



The Trails at Corona

Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Maruane Reteniff
First Name Last Name

1146 Hummingbird Lane Corona CA 92882
Address City State Zip Code

949-422-2910
Mobile Phone

Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

NO apartments

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Fatima Gauhar
 First Name Last Name

1151 Hummingbird Lane Corona CA 92882
 Address City State Zip Code

((951) 735-5508
 Mobile Phone

 Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

*No * apartments or
2 storey homes
Keep our privacy
intact*

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com



The Trails at Corona

Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Abigail

First Name

Last Name

841 Serfas Club Dr.

Corona

92882

Address

City

State

Zip Code

Mobile

Phone

idiaquez1@yahoo.com ✓

Email



YES, I support The Trails at Corona



Please keep me informed about project updates



Please list me as a supporter in your materials



I can write a Letter to the Editor



I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

*"renting
my parents' home"*

PERSONAL INFORMATION

_____ *Summer* _____ *House*
 First Name Last Name
 _____ *2084* _____ *Applegate* _____
 Address City State Zip Code
 _____ *951 372 0014* _____
 Mobile Phone
 _____ *Summer_77_72@yahoo.com*
 Email

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a letter to the Editor
- I can record a video

*"waste of land"
Something
should be there*

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Jim Shaw Shaw
 First Name Last Name

 Address State Zip Code

 Mobile

 Email

2158 Ridgerview
 (714) 478-8371
 Number is wrong

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com

The Trails at Corona

Support

The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

First Name Last Name

 Address City State Zip Code

 Mobile Phone

 Email

helicopters flying over houses & golf course last few nights

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

- property owner has rights
- should be able to do a project

Questions

Call our Community Line at 714-904-5948 or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name Jenny Last Name Travis
 Address 2265 Mountain View City Corona State CA Zip Code 92822
 Mobile _____ Phone (562) 400-3812
 Email _____

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

First Name Kelsen Last Name Ward
Address 2070 City Applegate State _____ Zip Code _____
Mobile 661 305 9807 Phone _____
Email Kelsen.Ward@yahoo.com

2 yr resident

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

 First Name *James (Dan)* Last Name *Varney*

 Address *1890 Brae Burn* City *Corona* State *CA* Zip Code *92852*

 Mobile *(951) 735-3721* ✓
 Phone

~~_____~~
 Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name NORMA Last Name ELFAGL
Address 2091 Ridgeview City Corona State CA Zip Code 92882
Mobile 7148730429 Phone _____
Email norma_sal@hotmail.com

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name: Amanda Last Name: Smithberg-Urban
 Address: 2268 Ridgeway Ter City: Corona State: CA Zip Code: 92882
 Mobile: 714.273.0218 Phone: _____
 Email: amandasmithberg41@gmail.com

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a letter to the Editor
- I can record a video

I would love to see the entire area revitalized

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

candace cannon
 First Name Last Name

1530 Border Ave. Unit H Corona ca 92882
 Address City State Zip Code

925-428-2804
 Mobile Phone

thecandacecannon@gmail.com
 Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Jeremiah

First Name

Cannon

Last Name

1530 Border Av. Unit H

Address

Corona

City

CA

State

92002

Zip Code

951-941-0391

Mobile

Phone

theclassiccannon@gmail.com

Email



YES, I support The Trails at Corona



Please keep me informed about project updates



Please list me as a supporter in your materials



I can write a letter to the Editor



I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com



Support

The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

Jaquelin Ballinas
First Name Last Name

1478 Pleasant view Corona CA 92882
Address City State Zip Code

(951) 642-6413
Mobile Phone


jackieballinas15@gmail.com
Email

- YES,** I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



The Trails at Corona.

Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name Louis Last Name Lu
Address 862 AUTUMN City CORONA State CA Zip Code 92881
Mobile _____ Phone _____
Email _____

BRANDON'S Diner

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name ADOL Last Name Beshry
Address 3371 Manly St City Corona State CA Zip Code 92881
Mobile 951738 9987 Phone _____
Email _____

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Edna Cardari
 First Name Last Name

13381 Magnolia Ave Corona CA 92879
 Address City State Zip Code

951 316 1724
 Mobile Phone

mstecco40@gmail.com
 Email

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

Laura First Name Spring Last Name
240 DeWinger Circle Address Corona City CA State 92880 Zip Code
 Mobile _____ Phone 951-737-9500
 Email lpringe@citrusandallied.com

- YES,** I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com



Support The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

Rachel Patino
 First Name Last Name

888 E. Olive St Corona CA 92879
 Address City State Zip Code

951 858 4131
 Mobile Phone

rachel.j.araujo@gmail.com
 Email

- YES,** I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
 or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- New Housing Opportunities
- Miles of Trails
- Community Parks
- Public Open Space
- Stronger Economy
- County / City Revenues
- Construction Jobs

PERSONAL INFORMATION

First Name Last Name

Address City State Zip Code

Mobile Phone

Email

- YES,** I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

<u>Timothy</u>	<u>Lietaert</u>		
First Name	Last Name		
<u>1058 Golden Meadow Drive</u>	<u>Corona</u>	<u>CA</u>	<u>92882</u>
Address	City	State	Zip Code
<u>951-377-4371</u>	<u>951-737-6521</u>		
Mobile	Phone		
<u>tim@glazing-concepts.com</u>			
Email			

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support

The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

Andrew Parnos _____
First Name Last Name

2350 Del Mar Way Corona CA. 92882
Address City State Zip Code

760 988-5648 SAME.
Mobile Phone

Email

- YES**, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community



Support The Trails at Corona

- ✓ New Housing Opportunities
- ✓ Miles of Trails
- ✓ Community Parks
- ✓ Public Open Space
- ✓ Stronger Economy
- ✓ County / City Revenues
- ✓ Construction Jobs

PERSONAL INFORMATION

First Name Steve Last Name Vetter
 Address 1451 Bkely View City Corona State CA Zip Code 92852
 Mobile 714-240-0410 Phone _____
 Email _____

- YES, I support The Trails at Corona
- Please keep me informed about project updates
- Please list me as a supporter in your materials
- I can write a Letter to the Editor
- I can record a video

Questions

Call our Community Line at 714-904-5948
or email us at trailsatcorona@gmail.com

Corona Trails Improving Your Community

Let your voice be heard.

YES, let's change the former golf course!
I want to see:

Check all that apply.

- Dog park
- Bike paths & walking trails
- Single story housing
- Active Adult community
- Live/Work development
- Other

Let your voice be heard.

YES, let's change the former golf course!
I want to see:

Check all that apply.

- Dog park
- Bike paths & walking trails
- Single story housing
- Active Adult community
- Live/Work development
- Other

Let your voice be heard.

YES, let's change the former golf course!
I want to see:

Check all that apply.

- Dog park
- Bike paths & walking trails
- Single story housing
- Active Adult community
- Live/Work development
- Other

Please fill out the card and mail back today.

First Name Randy Last Name Decker

Address 837 Pasco Grande

City Coronita Zip Code 92882

Preferred phone number (951) 733-5082

Email yachtkingdom@yahoo.com

Signature [Handwritten Signature]

Please fill out the card and mail back today.

First Name Leticia Last Name Mercado

Address 1967 via Santiago

City Corona Ca Zip Code 92882

Preferred phone number 714) 296-6665

Email Leticia Mercado

Please fill out the card and mail back today.

First Name Sanaa Last Name Elrawi

Address 2902 Monterey Peninsula

City Corona Zip Code 92882

Preferred phone number 951 898 1393

Email Sanaa Elrawi

Let your voice be heard.

YES, let's change the former golf course!
I want to see:

Check all that apply.

- Dog park
- Bike paths & walking trails
- Single story housing
- Active Adult community
- Live/Work development
- Other

Let your voice be heard.

YES, let's change the former golf course!
I want to see:

Check all that apply.

- Dog park
- Bike paths & walking trails
- Single story housing
- Active Adult community
- Live/Work development
- Other →

*lets join the City of Home Sewers
But in at a fair prize!!!*

Let your voice be heard.

YES, let's change the former golf course!
I want to see:

Check all that apply.

- Dog park
- Bike paths & walking trails
- Single story housing
- Active Adult community
- Live/Work development
- Other

Please fill out the card and mail back today.

Hilario Recedez
 First Name Last Name
 700 Butternut lane
 Address
 Corona 92882
 City Zip Code
 (714) 395-8267
 Preferred phone number
 Leicy Recedez @ Hotmail.
 Email
Hilario Recedez
 Signature

Please fill out the card and mail back today.

JERRY FLEMING
 First Name Last Name
 1990 PINE CREST DR.
 Address
 CORONA (CORONA) 92882
 City Zip Code
 957-957-0676
 Preferred phone number
 1 JERRYFLEM@ATT.NET
 Email
Jerry Fleming
 Signature

Please fill out the card and mail back today.

Don Kuime
 First Name Last Name
 2021 Pine Crest Dr.
 Address
 Corona 92882
 City Zip Code
 957-737-3006
 Preferred phone number
 Donis 436@att.net
 Email
Don Kuime
 Signature

Client's Copy

JOHN C. SALVATORE / Broker
Client Representation Since 1975

SALVATORE PROPERTIES

Commercial ■ Industrial
Site Acquisition ■ Development
john@salvatoreproperties.com

February 1, 2017

County of Riverside Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501

RE: Support for the repurposing of the Mountain View Golf Course

Honorable Chairman Tavaglione,

Many of us currently living in the community of Coronita are tired of the burden the former Mountain View Golf Course has placed on the neighboring properties for the past 8 years.

Since its closure, the course has racked up 26 code enforcement violations, and the homeless have started 2 illegal fires from various drug activities. Numerous property owners are fed up and would like the eyesore to be cleaned up by seeing an opportunity for development and open space.

- The barren lot can be put to much better use by bringing in numerous public amenities including parks and walking trails
- Repurposing the property will eliminate the illegal dumping and rodent issues that plague our local neighborhoods
- The deserted property would no longer be home to transients, illegal drug activity, and fire hazards

Development including the possibility of new homes will boost property values for our neighborhood and add to the appeal of living in Coronita.

As a resident, I wanted to share my support for repurposing the property and request the Board of Supervisors to approve the Foundational Component Amendment on the former golf course property.

We have pride in our community and welcome this unique opportunity to shape our neighborhood.

Sincerely,



John Salvatore

Submitted by _____
4/18/17 Item 16.2
(date)



February 24, 2017

City of Corona City Council
400 Vicentia Avenue
Corona, CA 92882

RE: Support for repurposing the Former Mountain View Golf Course

Honorable Mayor Dick Haley and Council Members,

Many of us currently living adjacent to the former Mountain View golf course are tired of the burden the blighted site has placed on the neighboring properties for the past 8 years.

As a neighboring property owner, I would like the eyesore to be cleaned up by development and open space.

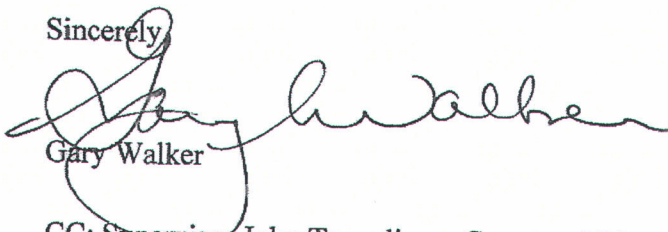
- The barren lot can be put to much better use by bringing in numerous public amenities including parks and walking trails
- Repurposing the property will eliminate the rodent issues that plague our local neighborhoods

Development including the possibility of new homes will boost property values for our neighborhood and add to the appeal of living in the area.

As a resident, I wanted to share my support for repurposing the property and request the City Council consider development on the former golf course property.

I have pride in my community and welcome this unique opportunity to shape our neighborhood.

Sincerely,



Gary Walker

CC: Supervisor John Tavaglione, County of Riverside

Clerk's Copy



February 8, 2017

Tom Grabiell
Principal
Oxbow Partners
2855 Pacific Coast Highway Ste. 227
Corona del Mar, CA 92625

Mr. Grabiell,

I write you today with grave concerns over the behavior of your team at Oxbow Partners. When Oxbow Partners and the Mountain View Civic Association board of directors met on December 13, 2016, we discussed the best approach for continued communication between Oxbow Partners and the neighborhood. You and Mr. Cernich expressed a desire to meet with neighbors. We suggested an open-invite meeting with the neighborhood, which you both declined. You suggested limited-attendance meetings with small groups, which we suggested would be better timed for after the Board of Supervisors' vote.

As a reminder, the MVCA board has helped to facilitate a number of meetings between Oxbow Partners and residents, in the smaller group setting you tend to favor. The consensus from these meetings is a rejection of your claims of benefits to the community. Considering you have nothing new to offer, and the fact that there is not actually a "project" to discuss at this time, additional meetings are not warranted until after the Board of Supervisors determines whether your GPAC application can proceed. Ultimately, you stated that you would be fine with however we wanted to do it.

Imagine our disappointment last week when many community members made us aware that representatives of Oxbow Partners were in the neighborhood, going around the civic association despite the agreement we reached in December. Even more concerning than that is the number of our neighbors that say that you are telling them the MVCA is preventing Oxbow Partners from meeting with them, which you and I both know is not in the spirit of what we'd discussed.

The neighborhood overwhelmingly requested and approved the formation of the Mountain View Civic Association as a central group to ensure proper representation with the County of Riverside, the City of Corona, Oxbow Partners, and any other jurisdiction or company. The blatant disrespect of this neighborhood decision, combined with the falsehoods being told by Oxbow Partners to community members regarding the MVCA, have everybody concerned. Our community already disapproved of further development in our area at this time; we stand further united against an unscrupulous developer being entrusted with the hefty responsibility of doing something with the golf course property that works for all of us. Oxbow Partners continues to prove that they are not the right team for this important undertaking.

Throughout this process, the MVCA board has demonstrated good faith and a willingness to keep lines of communication open. We are here and available if Oxbow Partners decides to respect the wishes of the community and continue working with us.

Sincerely,



Alyse Freeland
President
Mountain View Civic Association

Cc: Mountain View Civic Association Members
Steve Weiss, Planning Director - County of Riverside Planning Department
John Hildebrand, Principal Planner - County of Riverside Planning Department
County of Riverside Board of Supervisors
City of Corona
City of Corona Council Members
David Saunders, Attorney – Clayson, Mann, Yaeger & Hansen



December 28, 2016

Tom Grabiell
Principal
Oxbow Partners
2855 Pacific Coast Highway Ste. 227
Corona del Mar, CA 92625

Mr. Grabiell,

The Mountain View Civic Association continues to be disappointed by Oxbow Partners' repeated mischaracterizations of our interactions. I am writing in response to the letter you sent me on December 23, 2016, in which you claim "the MVCA does not wish to participate in any further neighborhood meetings..." We both know this is false. As we have done with all our meetings, we will provide you a copy of the audio recording from the December 13 meeting you reference so as to refresh your memory of the conversation.

At that meeting, you suggested we schedule a series of meetings in which attendees be hand selected, limited to "manageable groups" of "the people that are directly affected" by each planning area of your not-yet-approved project, in order to go through the project plans in detail. **Our response was that it is premature to have meetings** of that nature, since there is not yet a project (as you have been reminded multiple times by both the General Plan Advisory Committee and the Planning Commission). We reminded you that there are a great many people directly affected by this proposed change, not just those living adjacent the property in question. We expressed our desire to continue conversations, keeping them in line with where we are in this process (discussing the general plan amendment, rather than the specifics of any project).

The MVCA board offered to help facilitate a meeting open to the entire community, to give your firm the opportunity to have dialogue with more area residents. You declined this offer, stating "I've never been to a large meeting like that where we don't take an absolute beating." We empathized with this sentiment, and **suggested waiting to have these neighborhood breakout meetings until after the Board of Supervisors** have weighed in on the matter. You said you were fine with however we wanted to do it, and asked me to tell you what we wanted to do once we had confirmed our preference. When I called you to confirm this preference on December 21, we had a quick, pleasant conversation. Never during the December 13 meeting or December 21 call did you or Mr. Cernich express disagreement with our recommendation to hold neighborhood meetings after the Board of Supervisors decision.


During our meetings, you have been eager to point out the "benefits" your proposed plan would bring to our neighborhood, including "optimization" of the open space, prevention of illegal dumping and vagrants, and a boost to the economy. Given your vast development experience, you certainly understand the current property owner has a legal obligation to keep their property safe and maintained, and that any "boost" to the local economy, via local shopping and property tax revenues, will certainly be mitigated by the cost of providing necessary services to new residents.

You and Mr. Cernich keep saying you hear us, but it does not seem that you are listening. Your development plan for the fragile areas of Coronita and West Corona will have a detrimental impact on our neighborhood, including but not limited to the following points discussed in our ongoing meetings:

- Increased traffic in an area with residential streets already performing at a Level of Service F
- Decreased property values for existing area residents
- Dramatic change to the character of the neighborhood, including:
 - Total elimination of all remaining open space in Coronita
 - Major increase in population density
 - Possible introduction of home styles and zoning types not consistent with the community's current state

Mr. Grabiell, your December 23 letter is no less than the third time that you have painted a misleading picture to County officials regarding our dialogue on this matter. This is not constructive and does not foster the sort of trust necessary to have these important conversations. We will continue to welcome and encourage productive discourse, and implore you to do the same.

Sincerely,



Alyse Freeland
President
Mountain View Civic Association

Cc: Steve Weiss, Planning Director - County of Riverside Planning Department
John Hildebrand, Principal Planner - County of Riverside Planning Department
County of Riverside Board of Supervisors
City of Corona
City of Corona Council Members
David Saunders, Attorney – Clayson, Mann, Yaeger & Hansen



December 23, 2016

Alyse Freeland
President
Mountain View Civic Association (MVCA)
2621 Green River Road #105-242
Corona, CA 92882

Dear Ms. Freeland,

We would like to thank the Mountain View Civic Association for meeting with us regularly over the last several months. We are disappointed to hear that the MVCA does not wish to participate in neighborhood meetings to discuss our request for a Foundation Component and Land Use Designation change on the property of the former Mountain View Golf Course. We believe repurposing the property for a residential use, such as our Trails of Corona concept, will be better for the community over its current condition.

We greatly value your organization's input and collaboration. We want to maintain an open dialogue with the MVCA regarding our residential concept to better address community concerns. Residential development will provide several benefits to our neighborhood such as:

- Preventing illegal dumping and vagrants from taking residence on the abandoned golf course
- Boosting the economy with increased real estate activity, local shopping, and generating property tax revenue
- Optimizing open space by:
 - Keeping over 40% of the property as public open space
 - Including approximately 5 miles of multipurpose trails
 - Pedestrian linkage from homes to parks and retail spaces
 - Multiple recreational parks
 - Increased setbacks to provide separation from the existing residents

We will be sure to reach out to you and your association members following any changes to the property's Foundation Component and Land Use Designation. It is our desire to discuss your concerns and receive feedback to deliver a viable and successful project for all community stakeholders.

We hope MVCA reconsiders its position and that we have the opportunity to work with MVCA in the future.

Sincerely,

Tom Grabiell

Cc: Steve Weiss, Planning Director, County of Riverside Planning Department
John Hildebrand, Case Planner, County of Riverside Planning Department
County of Riverside Board of Supervisors
City of Corona



Oxbow Partners
2855 Pacific Coast Highway, Ste. 227
Corona del Mar, CA 92625
www.oxbow-partners.com

September 27, 2016

Dale Ploung
President
Mountain View Civic Association (MVCA)
2621 Green River Road #105-242
Corona, CA 92882

Dear Mr. Ploung,

Thank you for meeting with Oxbow Partners over the past several weeks and again last Tuesday, Sept. 20th. We appreciate everyone's questions and feedback on the former golf course.

After the neighborhoods initial comments from last spring, and the subsequent meetings with MVCA, Oxbow has made significant changes to the design in response to our neighbor's input including:

- Active adult age restriction and all single story homes on 2, 3, 4, 5, 6, and 7 Planning Areas (PA's) which will significantly reduce impacts to schools, noise, and traffic impacts to the existing neighborhood.
- Providing only market rate for sale housing.
- Include some mixed use zoning which will allow for some retail and commercial opportunities.
- In addition, we have worked to optimize the open space in the plan by:
 - Including approximately 5 miles of multipurpose trails
 - Pedestrian linkage through neighborhood and to retail spaces
 - Open space parks
 - Preserving existing views of the mountains
 - Well over 30 feet in Setbacks to provide separation from the existing residents

We have taken into account your existing views to the mountains in our draft design. We will do further site line studies once we formally submit a project application in the future. Importantly, we do understand your desire to maintain those views. To address views of the open space, we have designed a landscape buffer of a minimum of 30 feet wide between the backyards of existing homes and the back yard of new homes, and in many instances, this distance is much greater than 30 feet.

We are also proposing within our landscape buffer to have multi-purpose trails and parks with exercise stations, but again, we want your input on how to program these open space areas. There will be close to 5 miles in active trails which should be open to the public.

Following up on our meeting August 30th, we understand that MVCA is requesting:

- To reduce the density in Planning Areas 1 & 8 to Medium Density Residential 2-5 DU/A.

- The addition of Open Space as a land use designation in the Foundation Plan Amendment for all planning areas.

When MVCA provides affirmative feedback on the requests above, Oxbow will study new layouts for PA1 & PA8 and clarify the open space land use designations.

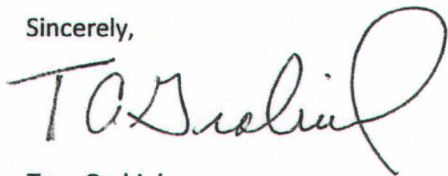
The neighbors understandably want answers to specific questions such as drainage, traffic, site line, and others. Many of those details only become available as the project moves from concept to actual design. Once we have received GPACs approval to submit an application, the actual engineering studies that will provide those answers, will commence.

We look forward to working with the community through the entire process including traffic, drainage, line of site, and other studies. We believe the potential project schedule moving forward would be:

- If our GPA is approved, a project application will likely be submitted by 3rd Quarter of 2017
- A Draft EIR out for public review on a proposed project 4th Quarter 2018
- Public hearings 1st Quarter 2019
- First potential construction on the site would be end of 2019, after the 91 freeway widening and the Foothill Corridor construct are complete.

We look forward to working with MVCA on a mutually beneficial outcome.

Sincerely,



Tom Grabel

Cc: Steve Weiss, Planning Director, County of Riverside Planning Department
John Hildebrand, Case Planner, County of Riverside Planning Department
County of Riverside General Plan Advisory Committee