

Maxwell, Sue

**From:** Maxwell, Sue  
**Sent:** Monday, April 23, 2018 4:20 PM  
**To:** COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)  
**Cc:** Russell Brady (rbrady@RIVCO.ORG); Rector, Kimberly; BOYDD, April; Williams, Lorraine D  
**Subject:** April 24, 2018 Item 18.1 Public Comments Opposing Condos in Temescal Canyon (Planning x2)  
**Attachments:** 2018-4-139476.pdf

**Importance:** High

Good afternoon,

Please see the attached memorandum with 36 additional Public Comments opposing the April 24, 2018 Board Meeting Agenda Item 18.1 for re-zoning and building of 80 condominium units in Temescal Canyon.

This has also been electronically filed with Back-Up for Item 18.1.

Thank you kindly,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>



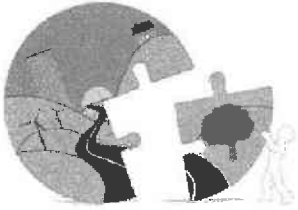
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**From:** Brady, Russell  
**Sent:** Monday, April 23, 2018 2:03 PM  
**To:** COB <COB@RIVCO.ORG>  
**Cc:** Perez, Juan <JCPEREZ@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>  
**Subject:** RE: 4/24 - Item 18.1 Memo

Please provide this additional memo and attachment as well to the Supervisors immediately. Thanks

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

**DATE:** April 23, 2018  
**TO:** Board of Supervisors  
**FROM:** Russell Brady, Project Planner  
**RE:** Item 18.1 – Additional Public Comments

Staff has received the attached additional comments in opposition to the proposed project for consideration by the Board of Supervisors. Any further comments received will be provided at the hearing.

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

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*"Planning Our Future... Preserving Our Past"*

6478  
4/24/18 18.1  
2018-4-139476

## Brady, Russell

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**From:** Ruth B <ruthabr@hotmail.com>  
**Sent:** Thursday, April 19, 2018 8:21 PM  
**To:** Brady, Russell  
**Subject:** Tentative Tract Map #37153

To Whom It May Concern:

I am writing in opposition to the requested change of zone for the above referenced project. I reside in Butterfield Estates adjacent to the proposed project.

Over the past several years the area of Temescal Valley has been inundated with new housing developments resulting in an excessive increase in traffic. We cannot continue to allow more homes and the accompanying vehicles without the roadway infrastructure to support the increase.

The developer maintains that the homes will not add to the traffic crisis in a significant way. This is simply not true. Here's why:

In the morning hours, the vast majority of traffic is heading North toward the Corona/Riverside area. I-15 traffic begins to gridlock just south of Indian Truck Trail and TCR's congestion begins at Campbell Road. Therefore, the ONLY available northbound thoroughfares are gridlocked and at a standstill during morning commute times. 80 residences will only add to the morning Northbound problems. In contrast, with commercial businesses on the parcel instead of homes, two things will happen in the mornings:

1) A certain number of vehicles will be heading south to the commercial site, which will not add to the congestion; and

2) A certain number of vehicles will be heading north to the commercial site, however, they will not add significantly to the congestion because most of the congestion is North of the site.

It's not about how many trips - it's about when and where those trips occur.

The fact of the matter is that Temescal Valley needs more commercial construction - not more homes.

Alternatively, I have heard that an assisted living facility for seniors or other type of low-income housing for seniors is a possible compromise. This type of construction would be an acceptable alternative as we would not be expecting the residents in such a facility to add a significant load to the morning traffic.

Thank you for your consideration.  
Ruth Brissenden

**Brady, Russell**

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**From:** • Alcázar• <alcazar26@gmail.com>  
**Sent:** Friday, April 20, 2018 7:24 AM  
**To:** Brady, Russell  
**Subject:** Tentative Tract Map No. 37153

----- Forwarded message -----

From: • Alcázar• <[alcazar26@gmail.com](mailto:alcazar26@gmail.com)>  
Date: Mon, Oct 30, 2017, 11:02 PM  
Subject: Tentative Tract Map No. 37153  
To: <[rbrady@rivco.org](mailto:rbrady@rivco.org)>

As a resident of Temescal Valley I oppose the planned 83 condos that would create more traffic in the area. The roads cannot support the extra 830 car trips per day.

Concerned resident,

Marco Alcazar

## Brady, Russell

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**From:** The Roybals <theroybals@sbcglobal.net>  
**Sent:** Friday, April 20, 2018 6:16 PM  
**To:** Brady, Russell  
**Subject:** Condos

I am writing you to oppose the 80 condos proposed to be built near Campbell Ranch Rd and Temescal Valley. Our traffic in Temescal Valley is a nightmare already with no end in sight. I work at Temescal Valley Elementary School and we are full, with no means to expand our school to an academy like Todd. When is enough enough already? Does every inch of Temescal Valley have to be built on? We have we are quickly losing the natural beauty which is being replaced with buildings, condos, and lots of homes! The air quality is so poor. We have black soot covering our cars from all the construction. We along with so many others are considering a move from Corona because the people that are the decision makers are greedy and do not have the citizens best interest at heart!

[Sent from Yahoo Mail on Android](#)

**Brady, Russell**

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**From:** ryan bowsher <bowsherfamily@me.com>  
**Sent:** Friday, April 20, 2018 7:31 PM  
**To:** Brady, Russell  
**Subject:** Proposed Condominiums

Mr. Brady,

Please do not approve the condominiums at Cambell Ranch Road and Temescal Canyon. That road is severely impacted as is due to the constant flow of cement/work trucks, passenger vehicles, and a grossly under developed roadway. Being a single lane road in both directions would make this already busy section of Temescal Canyon even worse.

Thank you for your consideration,

Bowsher Family

## **Brady, Russell**

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**From:** Ruth B <ruthabr@hotmail.com>  
**Sent:** Saturday, April 21, 2018 1:19 PM  
**To:** Brady, Russell  
**Subject:** Pinnacle Residential - Additional Comment

Dear Mr. Brady,

I have great concerns in the event this project is approved regarding two oak trees on the property bordering Temescal Canyon Road. These trees are slated for removal with not mitigation to allow widening of TCR. I believe they are not only of environmental value, but also have great historic and cultural significance as well.

The applicant should be required to either relocate these trees further back on the on property or to plant similar size/species trees further back on the property to keep with the Temescal Valley Design Guidelines and to preserve the historic look of the road.

Thank you!

## **Brady, Russell**

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**From:** Ryan LeFevers <bville701@aol.com>  
**Sent:** Saturday, April 21, 2018 4:17 PM  
**To:** Brady, Russell  
**Subject:** Tentative Tract Map No. 37153

Mr. Russell Brady -

I am writing you to oppose the building of 80 condominiums for the tentative tract map no. 37153. Temescal Valley has too much traffic congestion as it is, and building these 80 condominiums will only exacerbate the traffic. I propose that more thought should go into alleviating the traffic congestion. I would also like to propose that more thought go into building more gas stations, grocery stores, and eateries before building these 80 condominiums.

Thank you for your time, and I hope you take my propositions into consideration before building 80 condominiums.

Best Regards,

Ryan LeFevers  
26999 Eagle Run St.  
Temescal Valley, Ca 92883



## Brady, Russell

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**From:** Richard Dean <dippydeaner@gmail.com>  
**Sent:** Saturday, April 21, 2018 5:06 PM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condo Project

My name is Richard Dean, a resident of Horsethief Canyon, and I am writing to you to voice my opposition to the proposed condo developments along Temescal Canyon road.

The reasons as to why I oppose this project are:

1. Increased Traffic along the I-15 and Temescal Canyon road. I drive these roads daily as I work in Riverside and I can tell you how bad traffic got in these two areas when we were dealing with the 91 15 interchange and Fastrack projects. A commute that normally took 30 minutes or less took over an hour. If the freeway was backed up locals would use Temescal Canyon Road to bypass it and go to Cajalco to avoid the freeway to get to Riverside. At its worst it was bumper to bumper on the freeway and on the surface roads and was absolutely awful. In recent months since construction has ended things have lessened, but residents know that the Cajalco Overpass/bridge project and Fastrack extension, a proposed SoCal Edison powerline and possible power station project as well as Temescal canyon road widening will bring more construction and most likely more delays to our commutes. The addition of 180 (and most likely more) vehicles to the surface streets generated by this project will choke off the only alternative traffic relief valve locals can use if the 15 backs up. It worries me that if there is a legitimate emergency in this area that requires evacuation that this area is being so overbuilt with new development that getting in or out is going to be dangerous. Several years ago we got a taste of that when a Tanker Truck exploded on the SB 15 at Nichols road, closing the 15 and it took me 4 hours to get home because Temescal Canyon was that impacted. Traffic in this region needs to be responsibly addressed, and adding more residents before improvements are made are the antithesis to that.

2. Emergency services. Since my family has lived in Horsethief Canyon (10 years) we have seen the development of Sycamore Creek, Terramor and a Second phase of Sycamore Creek homes. While homes keep popping up, I haven't seen a new fire station or police station built in that time frame. 3 years ago my wife had a serious medical episode at home and her life was truly in danger. Our closest Fire station is a De Palma, but those units were already deployed on another case and we had to get a crew who were on the other side of Lake Elsinore. Those firemen and ambulance crews were excellent in the care of my wife and praise God she's still with us, but I keep wondering "Aren't we spreading ourselves a little bit thin here?". At some point adding more and more residents but not adding any more emergency services is going to bite us in the rear in terms of delays and service response times.

3. Environmentally. I read the summaries of what was talked about at planning meetings, and one thing struck me. In order to get approved the developer had to agree to put in air filtration devices in all these new homes because of the concern that there will be too much pollution in that area and may have a harmful effect on infants and others. If we already know that there's a pollution issue, and the building of these homes may put it over the edge, why are we doing this at all? Are we doing anything to help the neighbors who already live here to deal with this additional pollution concern (particularly Butterfield Estates since they border the proposed development)? Aren't we supposed to have an environmental action report to address things just like this? This just seems irresponsible here.

This is an issue of responsible vs irresponsible building. If we want to get cars off the highway and reduce the traffic by keeping people closer to home then producing more jobs, goods and services in this region makes

more sense than to build more homes. It makes more sense to me to develop this property as it's currently designated as a commercial space rather than a residential. I am asking the board to deny this plan for additional houses and condos and responsibly plan for this area to grow in a intelligent and thoughtful way.

Sincerely,

Richard A Dean  
13518 Edgewater Dr.  
Temescal Valley, CA 92883

## Brady, Russell

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**From:** Michael Charvis <mcharvis@gmail.com>  
**Sent:** Saturday, April 21, 2018 5:25 PM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condo Project - Opposed

Mr. Brady,

I'm writing to voice my opposition to the 83 condos being proposed for the area at Temescal Canyon & Campbell Ranch Roads in Temescal Valley.

I reside in Painted Hills in Temescal Valley and sit in traffic every morning on Temescal Canyon Road and the 15 freeway to get to work and school. This area is already extremely overcrowded and our roads are not equipped for 83 more families to travel through these tight quarters.

Our community **would** benefit from another school, or a shopping center with a restaurant or a gym, or a medical plaza. We would **not** benefit from condos.

Also, this planned layout looks dangerous. One exit? Hopefully we don't have a fire nearby where all 83 families need to escape in a few minutes through one exit. Hopefully that exit isn't blocked by anything.

And who would want to live there? Trucks driving by with loads of rocks. Freeway noise. Sounds like a terrible place to live.

In conclusion, my family and I strongly oppose this plan for condos. I would much prefer it to remain untouched completely. But if the county needs the tax money from the land, please use it for commercial and not residential needs.

I know you have heard from many of my neighbors, and I hope you take our community's opinions into consideration and vote against this project.

Thank you for your time,

Michael Charvis  
[mcharvis@gmail.com](mailto:mcharvis@gmail.com)

## **Brady, Russell**

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**From:** Cyndi Goodwin <cynthiagoodwin@msn.com>  
**Sent:** Saturday, April 21, 2018 5:54 PM  
**To:** Brady, Russell  
**Subject:** NO CONDOS

We are Temescal valley residents. My wife and I completely 100% oppose the 80 unit condo project on TCR, South of Campbell Ranch Road

It's a horrible idea that will only lead to more problems

Many of us absolutely hate the project!

Please cancel or reorganize

Cyndi

## **Brady, Russell**

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**From:** CLG Davalos <clgdavalos@gmail.com>  
**Sent:** Saturday, April 21, 2018 5:56 PM  
**To:** Brady, Russell  
**Subject:** We Say NO to condos

We are Temescal valley residents. My wife and I completely 100% oppose the 80 unit condo project on TCR, South of Campbell Ranch Road

It's a horrible idea that will only lead to more problems

**SAY NO TO THE CONDOS**

Dr ND Goodwin

## **Brady, Russell**

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**From:** Mary Tucker <mary9794@att.net>  
**Sent:** Saturday, April 21, 2018 6:08 PM  
**To:** Brady, Russell  
**Subject:** NO Condos in TV!

I am a resident of Temescal Valley and I'm opposed to building the 80 condos on TCR just south of Campbell Ranch Road.  
Thank you.  
Mary Tucker

Sent from my iPhone

## Brady, Russell

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**From:** degraffenhound@gmail.com  
**Sent:** Saturday, April 21, 2018 6:30 PM  
**To:** Brady, Russell  
**Subject:** 80Condos

Please do not allow more homes in our beautiful Temescal Valley until the freeways and roads are upgrade to be able to accommodate the extra people living here. The traffic is already a nightmare and with the City of Corona allowing all the new homes at our northern border it will only get worse. Also our schools cannot support this added population. We desperately need more schools especially a high school. Please Please keep this in mind when considering this proposal.

William Charles DeGraffenreid  
24051 Steelhead Drive  
Temescal Valley

Sent from my iPad

## **Brady, Russell**

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**From:** Katie Harris <katieharris1@aol.com>  
**Sent:** Saturday, April 21, 2018 6:32 PM  
**To:** Brady, Russell  
**Subject:** Campbell Ranch Road Project

Hello,

I am writing to you about the 80-condo project on TCR just south of Campbell Ranch Road. I am in opposition to this project. This project is just way too dense for that location and dangerous for the children who live there if they decide to venture out on to the roadway.

Thank You,

Katie Harris  
7562 Sanctuary Drive  
Temescal Valley, CA 92883



## **Brady, Russell**

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**From:** Denise <dhildebrandt5@verizon.net>  
**Sent:** Saturday, April 21, 2018 8:55 PM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condo Project

We oppose this condo project, this valley can't handle anymore traffic on Temescal Canyon Road. We have only two ways out of this canyon, the 15 fwy and Temescal Canyon Road, so when the freeway is backed up that little two lane road is our only way out

Kevin and Denise Hildebrandt

**Brady, Russell**

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**From:** Antoinette Lara <toniangelita@gmail.com>  
**Sent:** Saturday, April 21, 2018 9:21 PM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condos

To Whom It May Concern:

I am writing in regards to communicate my opposition to the condo project proposal off of Temescal Valley and Campbell Ranch. This area is already way too dense for commuting. That area would better benefit of an on/off ramp. If it is decided that condos are needed in the area, perhaps a different location. This area will not benefit the community. Thank you for considering our thoughts.

Sincerely,  
Toni Lara

## Brady, Russell

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**From:** Kelli Noss <kellinoss@live.com>  
**Sent:** Saturday, April 21, 2018 9:22 PM  
**To:** Brady, Russell  
**Subject:** General Plan Amendment #1203, Change of Zone #7913, Tentative Tract Map #37153, Plot #26209

To Whom It May Concern:

I am writing to continue to voice my concerns over the zone amendment change on this project. This project space would better serve the community to remain as it is zoned currently as commercial office park instead of packing more residents next to a number features that would be a potential cause for concern (I-15, Temescal Canyon Road, Southern California Edison's Valley-Ivy Glen substation, multiple mining facilities, as well as a potential freeway off ramp). This project is too densely populated and the developer is not willing to make the much needed lot sacrifices to make it a reasonable, livable project for the future residents and surrounding communities.

Additionally as the Temescal Valley Disaster Response Team Leader, I see serious design flaws in the event of a major emergency requiring either evacuations or large scale equipment (ie. multiple fire trucks). The narrow streets paired with limited street parking is a recipe for disaster that a HOA cannot simply prevent when it's an inherit design flaw. Without consistent, 'round the clock enforcement the developer cannot guarantee that the streets will have clear access for emergency vehicles. When minutes and seconds count there needs to be accessible and maneuverable areas for rescue workers to get into homes and the revised design just doesn't make the cut.

Supervisor Jeffries has brought up a valid point that the county is LOSING money on residential development when the county is already running well in the red. For the sake of the potential residents who'll be living here and for the surrounding community that has such limited tax generating lots available, please keep the original zoning.

Thank you,

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Kelli Noss  
Temescal Valley Resident

## **Brady, Russell**

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**From:** Denise Gempel <denisegempel@aol.com>  
**Sent:** Saturday, April 21, 2018 9:55 PM  
**To:** Brady, Russell  
**Subject:** NO CONDOS ON TEMESCAL CANYON ROAD

**On the agenda is the public hearing for the 80-condo project on TCR just south of Campbell Ranch Road.**

ENOUGH ALREADY! TOO MANY HOMES, CONDOS, APARTMENTS ON ROUTE 15 NORTH AND SOUTH.

WE CANNOT MOVE AS IT IS! MUST STOP THIS BUILDING..WE CANNOT SUSTAIN THE INFLUX OF MORE PEOPLE, MORE VEHICLES OR MORE OVERALL TRAFFIC.

WE ARE INUNDATED WITH BUMPER TO BUMPER ROADWAYS EVERY SINGLE DAY.  
STOP THE GREED OF THE BUILDERS  
TO KEEP BUILDING.

IF YOU WANT TO DO THAT, THEN BLAST A TUNNEL THROUGH THE MOUNTAIN BETWEEN 241 AND HIGHWAY #15 TO RELEASE THE PRESSURE OF TOO MANY CARS ON THE ROAD IN OUR AREA!!!!!!

ENOUGH ALREADY!

## **Brady, Russell**

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**From:** Susan Fischetti <susan7066@att.net>  
**Sent:** Saturday, April 21, 2018 10:23 PM  
**To:** Brady, Russell  
**Subject:** FW: "Temescal Valley condo project"

Wonder who the 80 people are who would buy a home located between a trailer park and a freeway, and would have difficulty getting out of their development due to heavily trafficked Temescal Canyon Road? If you don't care about current Temescal Valley residents, please think about the poor fools who might actually move into such a place. Do not approve this project!

Susan Fischetti

## Brady, Russell

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**From:** Nick <nickdwren@gmail.com>  
**Sent:** Saturday, April 21, 2018 10:25 PM  
**To:** Brady, Russell  
**Subject:** Temescal Valley condo project

It is absolutely ridiculous to add 80 more condos to the area. It already takes half an hour to go from Temescal canyon to Cajalco Rd. And the new Housing off Cajalco, apartments at Dos Lagos and Housing at Teramor aren't even complete. Corona needs to stop seeking tax money and take care of the current residents. People already use Temescal Valley as an attempted shortcut to get around the 15.

Sent from my iPhone

## Brady, Russell

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**From:** Mark Berkheimer <markberk555@gmail.com>  
**Sent:** Sunday, April 22, 2018 6:15 AM  
**To:** Brady, Russell  
**Subject:** Temescal valley condo project

Mr Russell Brady

I'm a resident of sycamore creek and am wholly against the condo development project. Squeezing housing into every square inch of visible land is becoming dangerous.

There is a lack of schooling, freeways, ... you name it. It's becoming too crowded.

Mark Berkheimer

## Brady, Russell

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**From:** Myriam Garcia <lucerito69@yahoo.com>  
**Sent:** Sunday, April 22, 2018 6:45 AM  
**To:** Brady, Russell  
**Subject:** Opposing project

I am writing to let you know I am opposing your project of condos near butterfly estates..... Temescal valley doesn't need any more housing projects we need schools, hospitals, markets, gas stations , restaurants etc... please reconsider this project

Thank you

Myriam Wilson

[Sent from Yahoo Mail for iPhone](#)



## **Brady, Russell**

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**From:** Robert Hafner <bob.hafner@verizon.net>  
**Sent:** Sunday, April 22, 2018 7:19 AM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condo Project

I am opposed to this project. This was originally zoned for commercial in this area. This would be bettered used for commercial. Right now with all the traffic this would simply add way more traffic to this area of the Valley. The commercial aspect could actually alleviate traffic by providing us much needed services we now travel by car to get to. Also there is public safety issues for our municipal services getting in and out of such a designed community. Please do not approve this project. Bob Hafner, Horsethief Canyon Ranch, TMAC board member. Thanks.

## **Brady, Russell**

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**From:** Michael Foxworth <altaloman@me.com>  
**Sent:** Sunday, April 22, 2018 7:25 AM  
**To:** Brady, Russell  
**Cc:** Michael & Dee Dee Foxworth; Foxworth Mike  
**Subject:** Re RIVCO Tract Map 37153

Re: RIVCO Tract Map 37153

Dear Mr. Brady,

I have written before to you about my **OPPOSITION** to this proposed development in the Temescal Valley. My opposition has not changed. It is simply not the best use of this property for the community. A developer should bring industrial or commercial development (not high-density housing) to the location for a variety of reasons you have already had shared by numerous community groups.

MICHAEL E. FOXWORTH  
23835 CAHUILLA COURT  
TEMESCAL VALLEY, CA 92883  
@ TRILOGY GLEN IVY



## **Brady, Russell**

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**From:** Amie Kinne <camiek@aol.com>  
**Sent:** Sunday, April 22, 2018 7:30 AM  
**To:** Brady, Russell  
**Subject:** Condos Temescal and Bedford

In regards to project General Plan Amendment #1203, Change of Zone 7913, I feel that it is premature to call this an infill project and definitely premature to change the zoning. The largest piece of usable open property in the area is directly across the 15fwy from this parcel and potential new interchanges will need to be looked at in more detail as that develops.

Sincerely,  
Amie Kinne  
11775 Dawson Canyon Road  
Temescal Valley, CA 92883

## Brady, Russell

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**From:** Primary <peterap84@sbcglobal.net>  
**Sent:** Sunday, April 22, 2018 9:13 AM  
**To:** Brady, Russell  
**Subject:** Temescal Office Partners, Tract Map #37153

Mr. Brady,

My name is Peter A. Petito. I am an original owner of a home in Painted Hills and have lived here for 14 years. In that time, I have seen tremendous growth in the area starting with the Sycamore Creek development. I am now witnessing more growth from Terramor along with the promise of other residential developments in that area. During this time, I have also seen the negative effects of so much residential development without a comparable upgrade in the local infrastructure.

Several years ago, the developer of the property at Temescal Canyon and Campbell Ranch Roads had a meeting with Painted Hills residents regarding a proposal he had for developing a commercial and retail project on the land. Although residents had infrastructure concerns even back then, most of us agreed that the upgrade in commercial and retail would be a benefit for the region. To this day, we continue to believe this.

However, the developer has now proposed amending his plans and turning the property into an overcrowded residential project. I have been following the progress of this project and am concerned that, despite a number of potential problems, it is continuing to move forward. At the February 7th meeting, the planning commission noted a number of potential problems with the project yet allowed the developer to make minimal changes on the fly before approving the project. As I have come back to several times already, this project will continue to strain an overburdened infrastructure in the area without providing any relief to the residents. Temescal Canyon Road has become a nightmare in the morning, especially when the traffic backs up on I-15. My wife has to turn left out of Painted Hills in the morning to get my children to Todd Academy. This is a task that is becoming increasingly difficult and dangerous.

I urge the Board of Supervisors to not change the zoning on the project from commercial to residential as this project will cause further strain on our local resources without providing any of the relief the residents of the area need. Thank you for your attention to this note.

Peter A. Petito  
10112 Greenhorn Court  
Corona, CA 92883  
951-532-5166

## Brady, Russell

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**From:** Danielle Zuhlke <2beemrsz@gmail.com>  
**Sent:** Sunday, April 22, 2018 9:16 AM  
**To:** Brady, Russell  
**Subject:** Temescal Valley condo project

Mr. Brady,

My name is Danielle Zuhlke. My husband and I are home owners in Sycamore Creek. We have four small children all under six. When we moved here a year ago we were so excited to watch our family grow up in this beautiful community. As soon as we moved here we realized that there are a lot of basics missing from this community. We found ourselves spending more time on the 15 fwy driving and sitting in traffic just to go have lunch/dinner, go to the dentist, the doctors office, post office, and grocery store. It's very frustrating to go to our only local grocery store Vons and see the shelves empty because "they can't keep the store stocked with as many residents they have to service" per their store manager. That's only going to get worse as soon as more residents move in at terramor and they other 193 homes that are going up in Sycamore creek.

Another HUGE issue for our community is we need a substation and more police presence. My husband is a fire captain, paramedic and a North Orange Country swat medic. Our concern is if something happens at our community or god forbid at our school Todd academy the response time would be way too late - too many lives would be lost. JUST LET THAT SINK IN.....it's a pretty uneasy feeling to have as a parent and it's sad that we have to think about these situations.

We also have too many people driving wreckless and speeding throughout our local streets and these drivers have a mentality that there are never police officers in our area so they won't get caught.

So instead of adding to the problem of more traffic, our schools being over crowded, and not enough emergency services I beg you to take a look at what we as residents REALLY need. Which is not more homes and condos.

Thank you for your time,

Danielle Zuhlke  
Fire wife and stay at home mom

## Brady, Russell

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**From:** Andrea Quarantello <luvmiboyz3@gmail.com>  
**Sent:** Sunday, April 22, 2018 3:47 PM  
**To:** Brady, Russell  
**Subject:** Condos in temescal valley

I am opposed to the condos going up in Temescal valley, we don't need more people/ traffic on the 15 Fwy!  
Please address the issues of traffic instead.

Thank you,  
Andrea Quarantello

Sent from my iPhone

## Brady, Russell

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**From:** Terry Scharfe <terry.scharfe@icloud.com>  
**Sent:** Sunday, April 22, 2018 9:17 PM  
**To:** Brady, Russell  
**Subject:** Condos in Temescal Valley

Mr. Brady

I am opposed to the 80 condo project proposed to go in a Campbell Ranch Road and Temescal Canyon Road.

Traffic in the area is horrific now. For some residents, myself included, can take 30 minutes or more just to get onto an already stopped freeway.

The schools are over crowded now with no relief in sights. We already have another major home development going in at Indian Truck Trail and the 15 freeway which is bound to create more havoc.

We already get an extremely slow response from the county fire department and Sheriff's department.

Please don't support this development since the infrastructure isn't in place to support 80 new condo, 160 plus vehicles, 320 plus people in an already drained area!

Respectfully,  
Terry Scharfe

Sent from my iPhone



## Brady, Russell

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**From:** Lisa Kolodge <lisakolodge@gmail.com>  
**Sent:** Sunday, April 22, 2018 9:53 PM  
**To:** Brady, Russell  
**Subject:** Condo project

Russell,

I am emailing in regards to the condo project on Temescal Canyon Road and Campbell ranch road in the Temescal Valley area. I am deeply opposed to adding more housing to this area! We are far too impacted, traffic is miserable to get around the community. We need more restaurants, because of the horrible traffic we now have due to the toll roads and unchecked development it is awful to venture around town. Our energy and development needs to go towards creating a more active and available environment for residents. Build us more safe hiking and biking trails not more impacted residential building that just add to the congestion here.

A Temescal Valley Resident,  
Lisa Kolodge

Sent from my iPhone

## **Brady, Russell**

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**From:** Marc Cameron <mcam2@hotmail.com>  
**Sent:** Sunday, April 22, 2018 11:25 PM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condo Development Project

Dear Mr. Brady,

I am a Temescal Valley resident and wanted to voice my opinion against the condo development project south of Campbell Ranch Rd that is in the agenda for Tuesday's Board of Supervisors meeting.

Thanks,

Marc Cameron

## Brady, Russell

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**From:** joedull8@gmail.com on behalf of Joe Dull <joe@dull.com>  
**Sent:** Monday, April 23, 2018 8:07 AM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condo Project

Re: Temescal Valley Condo Project  
Tentative Tract Map No. 37153 Plot Plan

Dear Planning Commissioners:

This letter shall serve as opposition to the proposed change of the General Plan Land Use Designation from Community Development: Business Park to Community Development: Medium High Density Residential and the proposed zone change from Commercial Office to Planned Residential (R-4). The Plot Plan proposes a total of 80 two-story, single-family detached condominium units which will have a significant negative effect on the environment and the Sycamore Creek community.

It is unfortunate that this infill project is being proposed at a time: 1) when the Temescal Valley is in its development infancy; 2) when traffic studies are not required for a project of this size; 3) when it prevents the development of needed commercial businesses that support the community and County; 4) when traffic mitigation is needed along the heavily congested Temescal Canyon Road; 5) when the ingress and egress of Temescal Valley industrial business trucks e.g. cement, asphalt and aggregate (18 wheel) is heavily impacted by traffic along Temescal Canyon Road.

Since the Temescal Valley is devoid of commercial, industrial, or retail jobs as well as fixed route public transportation, community residents must utilize their vehicles to commute to and from their jobs in Riverside County and Orange County. In addition, their vehicle use is essential to transport their children to and from the Corona-Norco Unified School District intermediate school and high schools (Santiago High School and Centennial High School) on a daily basis. The heavily congested traffic on the Interstate 15 and Temescal Canyon Road has resulted in vehicle single direction transit times in excess of half an hour to travel six miles, and has had a significant negative impact on air quality, noise levels and the level of service on Temescal Valley roads. With the exception of some minor Temescal Canyon road improvements, north of the interchange of Interstate 15 and Temescal Canyon Road there are no major transportation projects planned that would mitigate the heavily impacted traffic congestion in the Temescal Valley in next two decades.

Infill development is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed. Ideally, infill development involves more than the piecemeal development of individual lots. Unfortunately this infill project is not consistent with the surrounding well-functioning neighborhoods. The currently approved land use (Community Development: Business Park) received wide Temescal Valley community support, while this land use change has been overwhelmingly rejected by the Temescal Valley community. This project provides no unique housing benefit to the community given the robust housing development currently underway with the construction of 192 new homes in Sycamore Creek and 1,433 homes in Terramor. Both the Sycamore Creek and Terramor residential development projects are within

a quarter mile and half mile, respectively, of this infill project. Two miles from this infill project are these residential unit projects: 1) Hunt/Lawson (54 residential homes); 2) Lee Lake Community General Plan Amendment No. 1122 highest density residential (HHDR 258 apartments); 3) Lakeside Specific Plan (up to 410 residential dwelling units); 4) GOCO Retreat Temescal Valley (approximately 90 residential units).

Within five miles of this infill project are the active residential development projects of: 1) Arantine Hills (1,806 residential homes); 2) Dos Lagos (approximately 800 apartments); 3) Forest Boundary (50 residential homes); 4) Alberhill Villages (8,244 residential homes); 5) Tentative Tract Map No. 30760 (285 single family residential units). This infill project deprives the Temescal Valley community of needed community services and amenities that were previously approved for this site. This project needs an Environmental Impact Report as well as a Traffic Study.

If the County insists on going forward with this infill residential project, let this letter serve as insistence that this project be conditioned upon an Environmental Impact Report and the expansion of the Temescal Canyon Road to two lanes in either direction (total of four lanes) from where the Temescal Canyon Road passes under Interstate 15 to the northern interchange of the Temescal Canyon Road and Interstate 15.

Respectfully,

Joe Dull  
25277 Pacific Crest St  
Corona, CA 92883

## Brady, Russell

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**From:** missabigail2310@aol.com  
**Sent:** Monday, April 23, 2018 10:54 AM  
**To:** Brady, Russell  
**Subject:** Temescal Valley Condo Project

I am emailing in regards to the Temescal Valley condo project proposal. I have to STRONGLY oppose this development and beg that the board of supervisors do the same! Unless they love and commute in this area, any test or survey done absolutely does NOT show how negative of an impact this project would have on the quality of life of current residents! This was meant to be a country style, out in the middle of nowhere type of living! These high density projects are not what this area needs nor wants. Our roads (widened or not) will not be able to sustain the amounts of traffic going through. People already get off the Freeway to cut through the some traffic and get back on at Knabe. It takes me 45 minutes to get ON the freeway from Knabe because of people who get off. I cannot urge you enough to reconsider this proposal and sell it as 2 or 3 residential sites for custom built homes, which is what that acreage was meant for!

Thank you,  
Abby Vanderstraeten

Sent from my iPhone

## **Brady, Russell**

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**From:** Matthew Kolodge <mattkolodge@gmail.com>  
**Sent:** Monday, April 23, 2018 1:30 PM  
**To:** Brady, Russell  
**Subject:** TV Condo Project

Russell,

I am emailing to appose a condo project at Temescal Canyon Road and Campbell Ranch Road in Temescal Valley.

Until the infrastructure is in place to handle the current population I think it unwise to add anymore high density housing, or any housing at all.

Thank you for doing what is right.

A Temescal Valley Resident,  
Matt Kolodge