



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: November 1, 2017

TO: Planning Commission

FROM: Russell Brady, Project Planner

RE: Item 4.1 – Report and Public Comments

Attached first is the Demographic Marketing Report prepared by Derrigo Studies referenced in the staff report findings.

In addition to other public comments previously provided to the Planning Commission in the staff report package and separately earlier this week, attached are additional comment letters received in support and in opposition since Monday October 30th. Also attached are responses to commenters prepared by the applicant.

Proposed 14.81 Acre Retail / Office Project



Researched for:



pinnacleresidential.net

Contact:

Michael Naggar

Mike Naggar & Associates Inc.

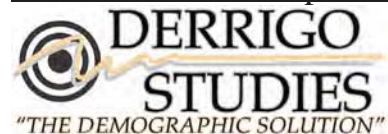
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**NWC TEMESCAL CANYON
ROAD AND CAMPBELL
RANCH ROAD, TEMESCAL
CANYON AREA,
RIVERSIDE COUNTY, CA**

Demographic
Marketing
Report

Researched and Prepared By:



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October 2016

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CHAPTER I

INTRODUCTION

**DEMOGRAPHIC ANALYSIS REPORT ON A PLANNED RETAIL / OFFICE PROJECT IN
THE TEMESCAL CANYON AREA OF RIVERSIDE COUNTY, CALIFORNIA**

Purpose of Report:

Derrigo Studies is a consulting firm with thirty years of experience in land development advisory on commercial and residential uses. In this analysis, surrounding existing demographic statistics, retail uses and residential activity were researched in detail to determine specific estimates. The study area under review can be viewed on page 8, Vicinity Map. For accuracy and visual aid, please see full size illustrations referenced throughout this report and included in this analysis, pages 8 through 11.

SUMMARY OF FINDINGS

Completed for **PINNACLE RESIDENTIAL**, this study analyzes the viability of a commercial / office project at the intersection of Temescal Canyon Road and Campbell Ranch Road in south Riverside County, California. Two trade areas are analyzed in this report and key results of our research are listed below:

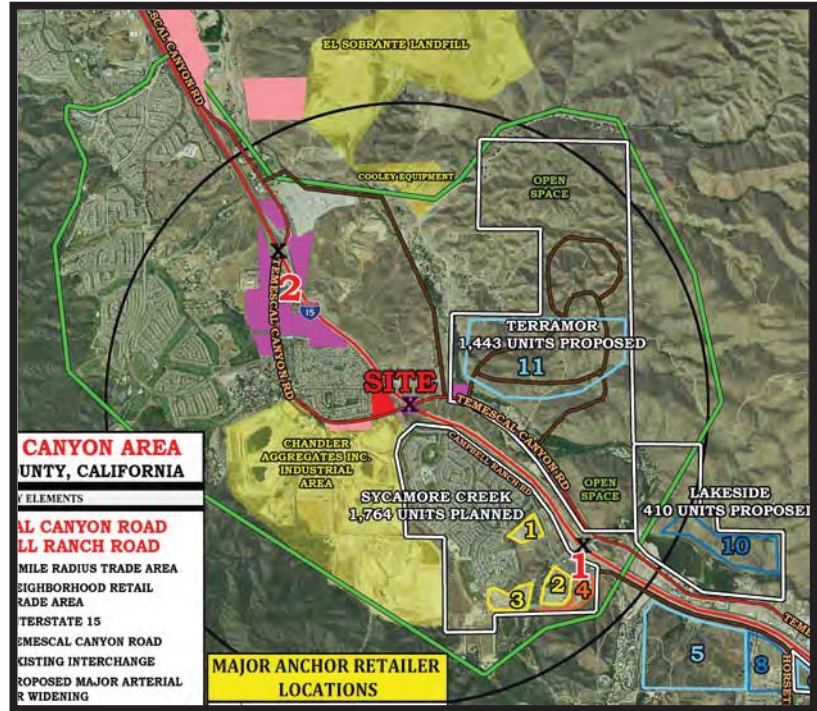
- ◆ Current access to the site is limited due to no immediate freeway entrance to Interstate 15. Per Riverside County Transportation Department, an interchange is planned; however, no designs are in process to develop for many years.
- ◆ One conventional grocery facility is servicing the project's trade areas. Vons is in operation at the Interstate 15 and Indian Truck Trail interchange. Sales volumes are below average due to a low population base. Field research concludes the project's trade areas will not support an additional neighborhood center (20,000 people needed for one profitable grocery facility while total trade area population at build out is projected at only 18,441). While office, specialty or strip retail uses may work in region, they won't work at the subject site without major retail draw and direct freeway access.
- ◆ Planned commercial / office sites will likely compete better against this project due to existing retail draw, higher traffic counts, better visibility, and convenient access at existing interchanges.
- ◆ Residential activity is occurring around the site with almost 2,000 units active in the project's Neighborhood Retail Trade Area (an additional 4,946 people or a 37% increase in population). See below for trade area statistics:

DEMOGRAPHIC CHARACTERISTICS		
TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS PAGES 10 AND 11		
	2-MILE RADIUS TRADE AREA	NEIGHBORHOOD RETAIL TRADE AREA
OCTOBER 2016 UPDATED POPULATION	8,548	13,495
OCTOBER 2018 PROJECTED POPULATION	9,003	13,969
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	13,299	18,441
AVERAGE PERSONS PER HOUSEHOLD (2016)	2.71	2.82
MEDIAN HOUSEHOLD INCOME (2016)	\$74,516	\$72,590
MEDIAN VALUE OF HOUSING (2016)	\$449,767	\$432,371
For details on how we arrive at our estimates, please reference Chapter II, page 12.		

Project Description:

The subject site is just west of Interstate 15 in Temescal Canyon between the cities of Corona and Lake Elsinore. Existing residential units (3,154 in a 2-Mile Radius) are northwest and south of the project. Access is restricted with existing interchanges over 1 1/2 miles north and south at Temescal Canyon Road on the north and Indian Truck Trail on the south (highlighted on this aerial snapshot with "X"). An interchange is planned on Riverside County's Circulation Element Plan just east of the project; however, the likelihood of development is undetermined with no plans for construction in the pipeline.

To define the primary customer base for the project, a 2-Mile Radius Trade Area and Neighborhood Retail Trade Area (NRTA) have been defined. Boundaries of the NRTA are highlighted here in "green" and are generally a 2-Mile Radius east and south, north to Temescal Valley and a mountain range on the west. see full size aerial on page 11. The NRTA is believed to be the principal customer base for neighborhood shopping center retailers.



Highlighted above in "yellow", Chandler Aggregates Inc. Industrial Area occupies a large portion of land southwest of the site. Master plan communities are east on both sides of Interstate 15. Sycamore Creek is in its final stages of 1,764 residential units while Terramor plans infrastructure construction on its 1,443 units by Spring 2017. Currently, a Vons and CVS neighborhood shopping center services the NRTA. At approximately 50,000 square feet of building area, Vons is reporting below average sales due to lack of population (less than 14,000 people in the NRTA). Field research indicates approximately 1,987 units are currently planned within the NRTA with an estimated 168 units to be built by 3Q2018. All residential activity in the study area is discussed in detail later in this report.

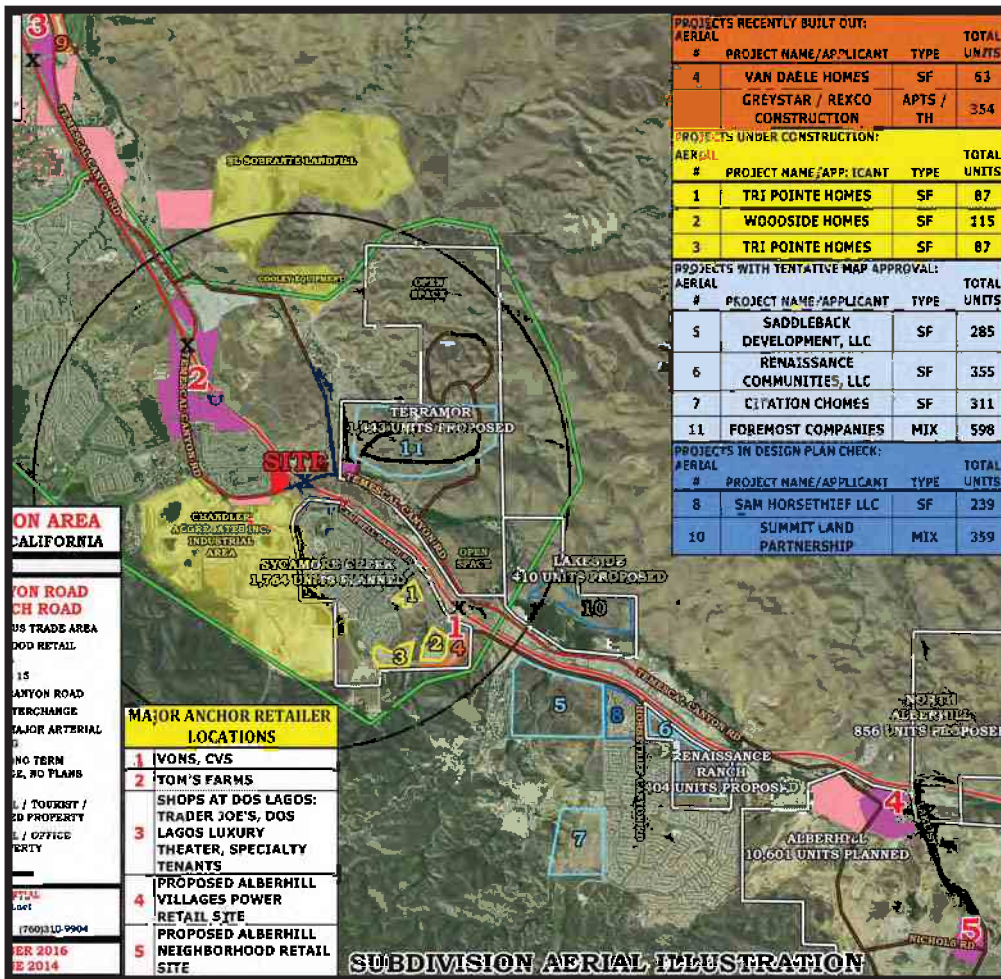
Existing Demographics:

This snapshot aerial breaks down the study area into Sectors, please reference large aerial for visual aid on page 10. Existing demographic statistics are outlined for each Sector including population, number of housing units, average persons per household, median household income and median value of housing. By breaking down the project's 2-Mile Radius Trade Area and NRTA, Derrigo Studies is able to provide the most accurate demographic numbers



possible including median household income estimates of \$74,516 and \$72,590. Income levels have risen in the area due to new home construction over recent years. In comparison, Riverside County's median household income is \$58,365 (2010 Census). For a detailed break down of figures used in each trade area, see Chapter II, page 12.

Retail Competition:



Anchor retail competition is highlighted with "red" numbers on this aerial illustration, full size page 11. Two anchor retail projects are in operation in the project's trade areas. At number 1, Vons and CVS are located at Interstate 15 and Indian Truck Trail. As mentioned earlier, Vons is under performing. This condition makes it highly unlikely another anchor grocery facility will locate in the trade area until existing population increases dramatically (*industry standards indicate a minimum population base of 20,000 people to support one successful grocery facility in a rural*

area). With the project's trade area population below this standard, office and commercial uses will follow the success of alternative retail locations at existing interchanges.

At number 2, Tom's Farms provides a unique experience while featuring fresh produce, small restaurants, and family attractions such as a train ride and live music venues. The Shops at Dos Lagos is over 3 miles north of the project at Interstate 15 and Dos Lagos Drive, number 3. This center has an up-scale mix of stores, restaurants, and services including two lakes and a theater. Lack of direct interchange access, high traffic counts, and dense population has created issues for this project over the years.

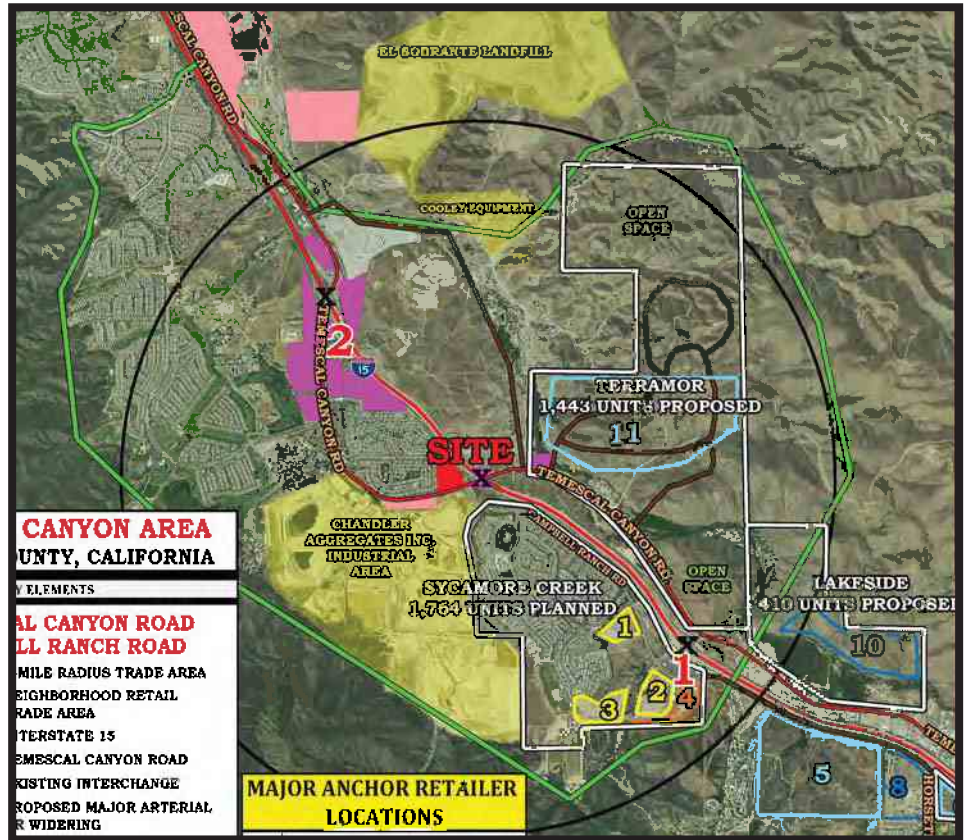
Currently planned zoned commercial and office properties are highlighted on this aerial in light and dark pink colors (note the majority are at existing interchanges). At number 5, Alberhill Master Plan has a projected neighborhood shopping center, and at number 4, a power center retail concept is planned. Access and visibility is good with a full interchange at Interstate 15 and Lake Street.

Additional commercial / office-zoned parcels are also located around Tom Farm's intersection. Again, access is easy and convenient, attributes that retailers and office users consider a must for a successful location. Overall, a total of 5 existing or proposed centers are located within the study area. A detailed listing of anchor tenants in each center is outlined on aerial's legend.

Access to the Project:

Access to the subject site is available via two interchanges north and south of the project. The site's east / west cross street, Temescal Canyon Road, runs parallel with Interstate 15. East of the site,

Temescal Canyon Road has an underpass at Interstate 15 running due south along the eastern side of the freeway, connecting to Lake Street in the City of Lake Elsinore (Alberhill Specific Plan). West of the project, Temescal Canyon Road bends north past Tom's Farms, continuing into the City of Corona and The Shops at Dos Lagos. With no current direct freeway access, the project's location is secondary and sub-standard to competing sites. In addition, the project topography is a serious issue for commercial / office uses due to elevation changes, lack of street level visibility and tough access (see Site Location Aerial, page 9).



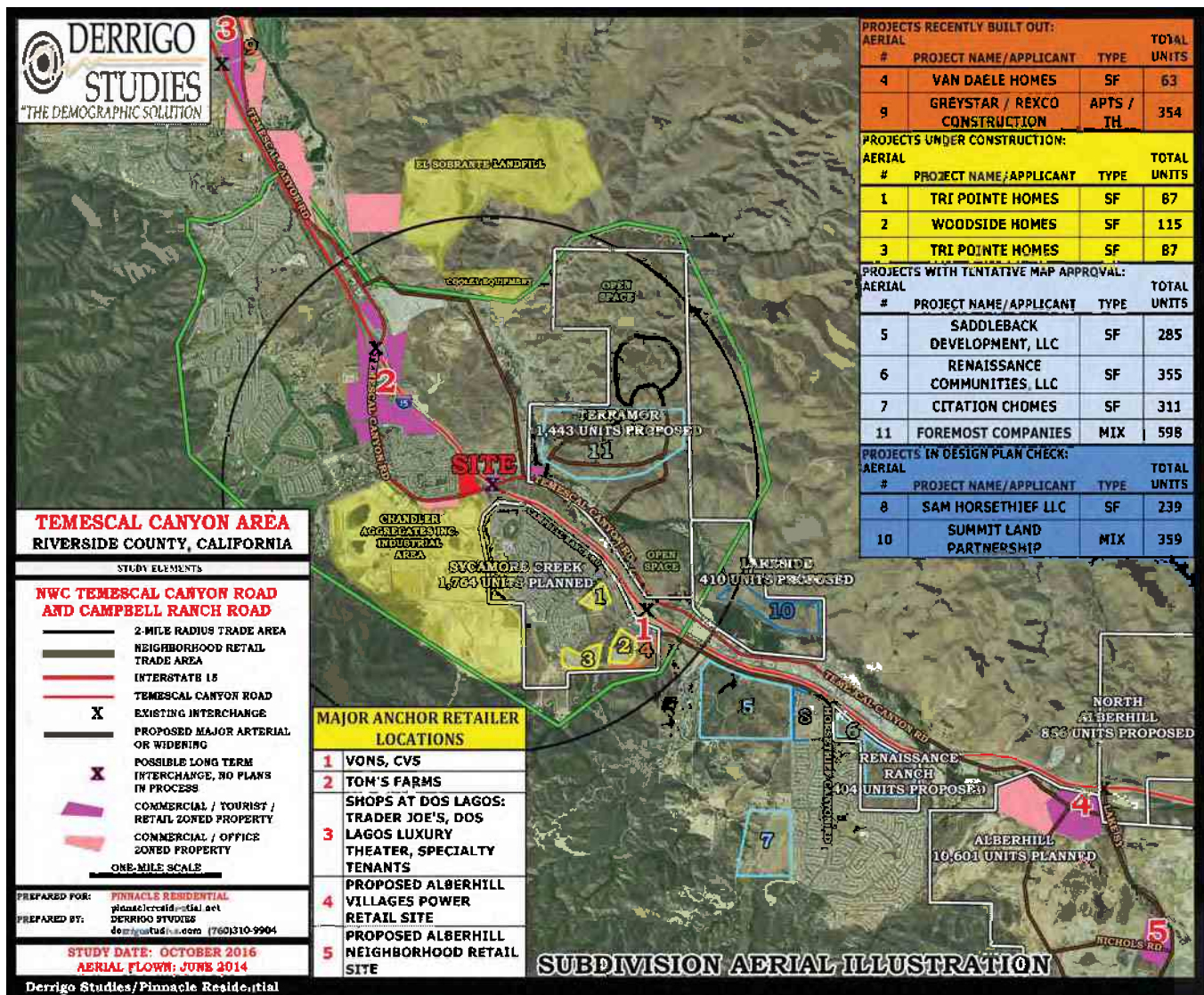
Campbell Ranch Road is the site's north / south cross street. South of the project, Campbell Ranch Road extends along the west side of Interstate 15 through Sycamore Creek to its eventual connection at Horsethief Canyon Road (planned improvements are highlighted in "brown").

Average Daily Traffic Counts / Both Directions		
Location	Traffic Count	Date
Interstate 15 @ Temescal Cyn Rd	140,000	2014
Interstate 15 @ Indian Trail Rd	128,000	2014
Temescal Cyn Rd west of Campbell Ranch Rd	5,809	2013
Indian Truck Trail west of Interstate 15	10,230	2013
Temescal Cyn Rd north of Lawson Rd	11,993	2013
Source: Caltrans and Riverside County Transportation Dept		

Please reference this chart for traffic counts at key intersections in the region. Note the traffic count at the project is substantially lower than others.

Residential Activity:

This aerial illustration also delineates 11 tentative tract maps and 6 specific plans in the study area, full size on page 11. Three communities currently have 68 units under construction. All are within



Sycamore Creek including Woodside Homes and Tripointe Homes in Serrano Ridge, Aspen and Kite Ridge (number 1, 2, and 3). Home prices range from \$406,000 to \$540,000 with sizes at 2,035 to 3,261 square feet. Terramor has recently received approval from Riverside County on phase 1 of its 1,443 units (number 11). Foremost Companies is projecting infrastructure construction to start by Spring 2017. Alberhill is over five miles south with over 10,000 units approved in the City of Lake Elsinore. KB Home is already underway in two communities (just south of photo boundary). At number 10, Summit Land Partnership recently submitted a tentative tract map to complete 359 units in Lakeside.

All residential activity represents roughly 14,014 units (1,987 are in the NRTA). For a summary of the projected build out rates, see chart on the following page (details on each residential project are in Chapter III, page 16).

Breakdown of Residential Unit Build Out							
Trade Area	2016 Population	2 Year Unit Build Out	2 Year % Increase	2018 Projected Population	Other Active Units	Total % Increase	Total Build Out of All Active Units
2-Mile Radius	8,548	168	5%	9,003	1,753	56%	13,299
Neighborhood Retail Trade Area	13,495	168	4%	13,969	1,753	37%	18,441

Methodology:

The following three items outline details on how we arrive at our estimates:

(1) DEMOGRAPHIC AERIAL ILLUSTRATION:

DEMOGRAPHIC DATA - Broken down by Sectors, this data consists of estimated updates on population, number of housing units, average persons per household, median income and finally median value of housing. All of this data is estimated and gathered in several different ways depending on the area that is being studied. For details on how Derrigo Studies arrives at these figures in this study, please reference "Basis of Estimates" at the end of this report.

(2) SUBDIVISION ACTIVITY AERIAL ILLUSTRATION:

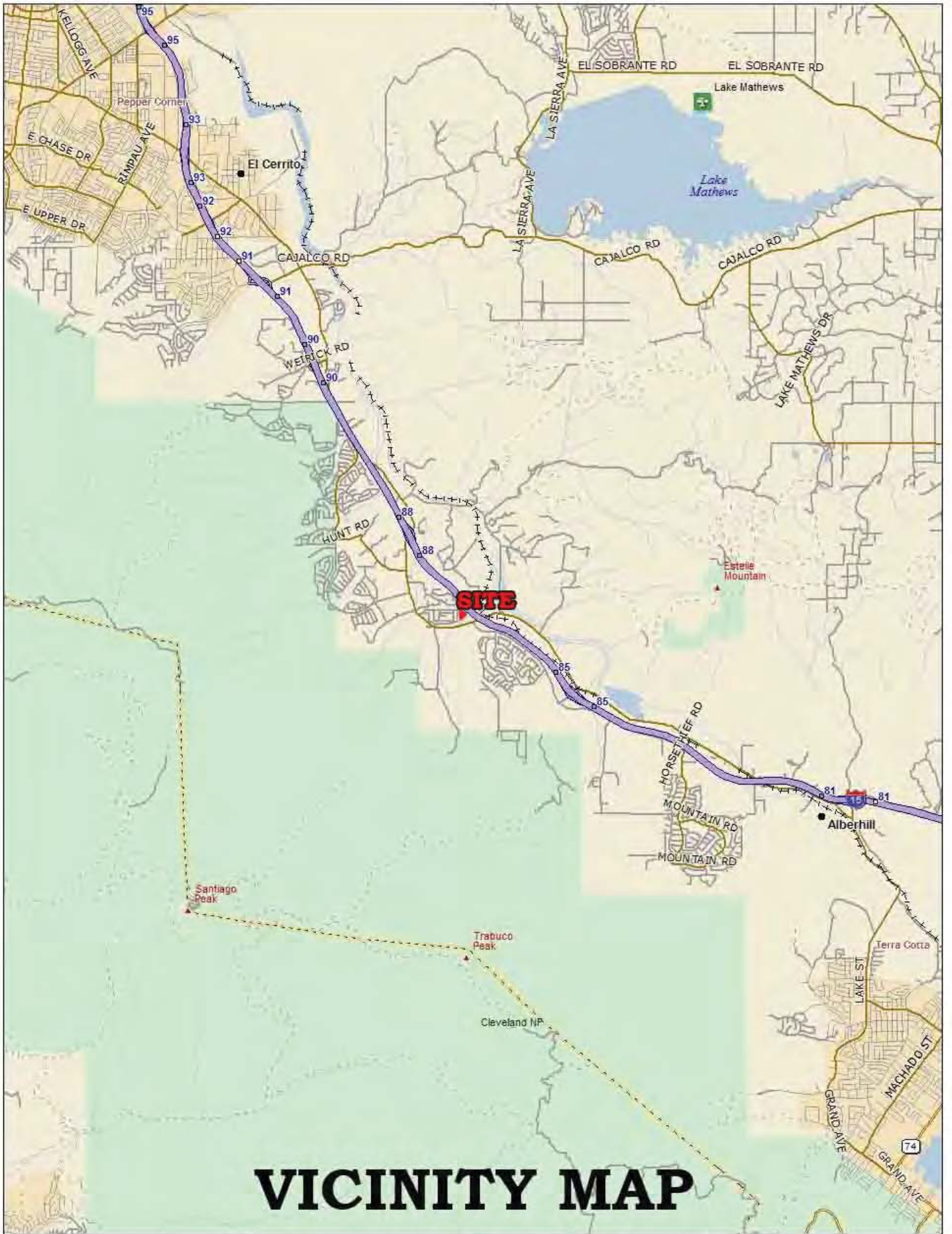
RESIDENTIAL SUBDIVISION ACTIVITY - This information is gathered from the respective planning departments. In addition, DDS called approximately 75% - 95% of the residential developers with active subdivisions within the subject area. The purpose of this data is to forecast how many more people will be living in the area in the future. The Subdivision Activity Illustration shows all active residential developments with a status of Design Plan Check to Recently Built. To define the status, simply look at the color with which the subdivision is outlined. In addition, a number is outlined in each subdivision. To review more data on each subdivision simply match the number with its appropriate tag also located on the Subdivision Activity Aerial Illustration. Specific Plans on this illustration are outlined in white and labeled, if applicable. Specific Plans are large residential developments. The residential units in these developments are broken down in several categories and are listed in the Specific Plan section of this report, if applicable. Retail competition and major road extensions are listed on both aerial illustrations outlined above.

(3) TRADE AREA ANALYSIS AND SUBDIVISION ACTIVITY LISTING:

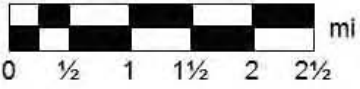
RESULTS OF STUDY - This section ties together all the data on the Demographic Aerial Illustration and the Subdivision Activity Aerial Illustration to produce concrete existing and future population figures. On the "Existing Demographic Chart" you will see data that was displayed on the Demographic Aerial Illustration. This analysis is completed on each area and calculates an updated population estimate for each trade area. Also calculated per area is the number of housing units. With respect to average persons per household, median household income and median value of housing, this analysis outlines averages for each area. To define which area is being analyzed, reference the boxed area at the top of the chart.

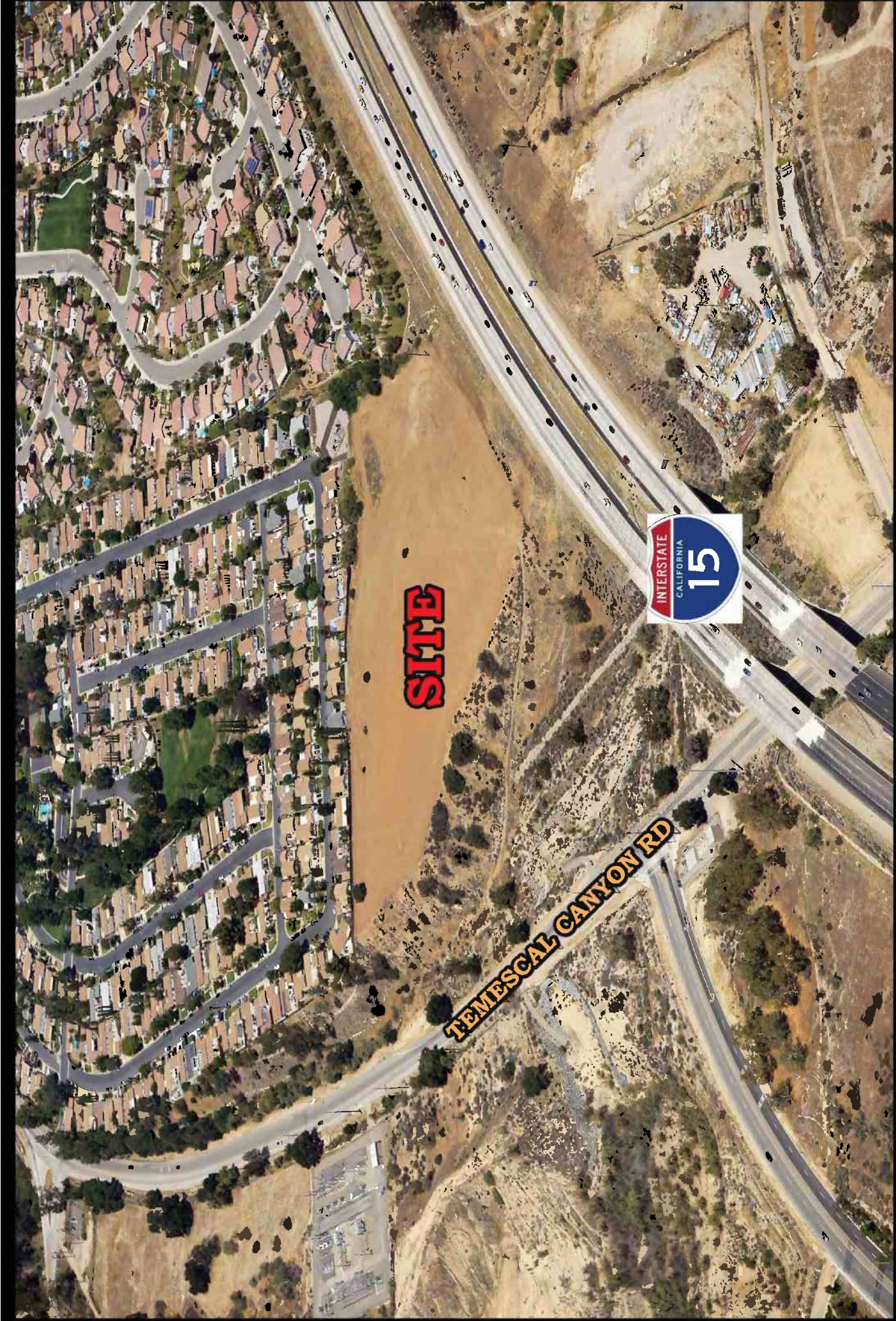
The next chart is called the “Future Population Chart”. On each area you will have both an “Existing Demographic Chart” and a “Future Population Chart”. The two tie together in the following manner - Column 5 on the Existing Demographic Chart gives you an updated estimated population number for the subject area. By taking this number over to Column 4 on the Future Population Chart, we can now move forward in defining further population growth. The Future Population Chart essentially breaks down the data displayed on the Subdivision Activity Illustration. By calculating the number of dwelling units that fall within each area, we can determine how many units will be built. To understand what type of units are used to arrive at future population estimates, please reference the “Basis of Estimates” at the end of this report. We have found that this calculation must be tailored to the particular city or region that is under analysis.

The final section of this report is called the “Subdivision Activity Listing”. This section gives details on residential subdivisions that are outlined on the Subdivision Activity Aerial Illustration. Please note, the subdivisions in this report do have aerial location numbers so easy reference is made to the specific location on the Subdivision Activity Aerial Illustration. As mentioned earlier, Derrigo Studies called a majority of residential developers active in the subject area. The details of these conversations are found in this section and are often helpful in understanding the potential growth outlined in this study.



VICINITY MAP





SITE

TEMESCAL CANYON RD



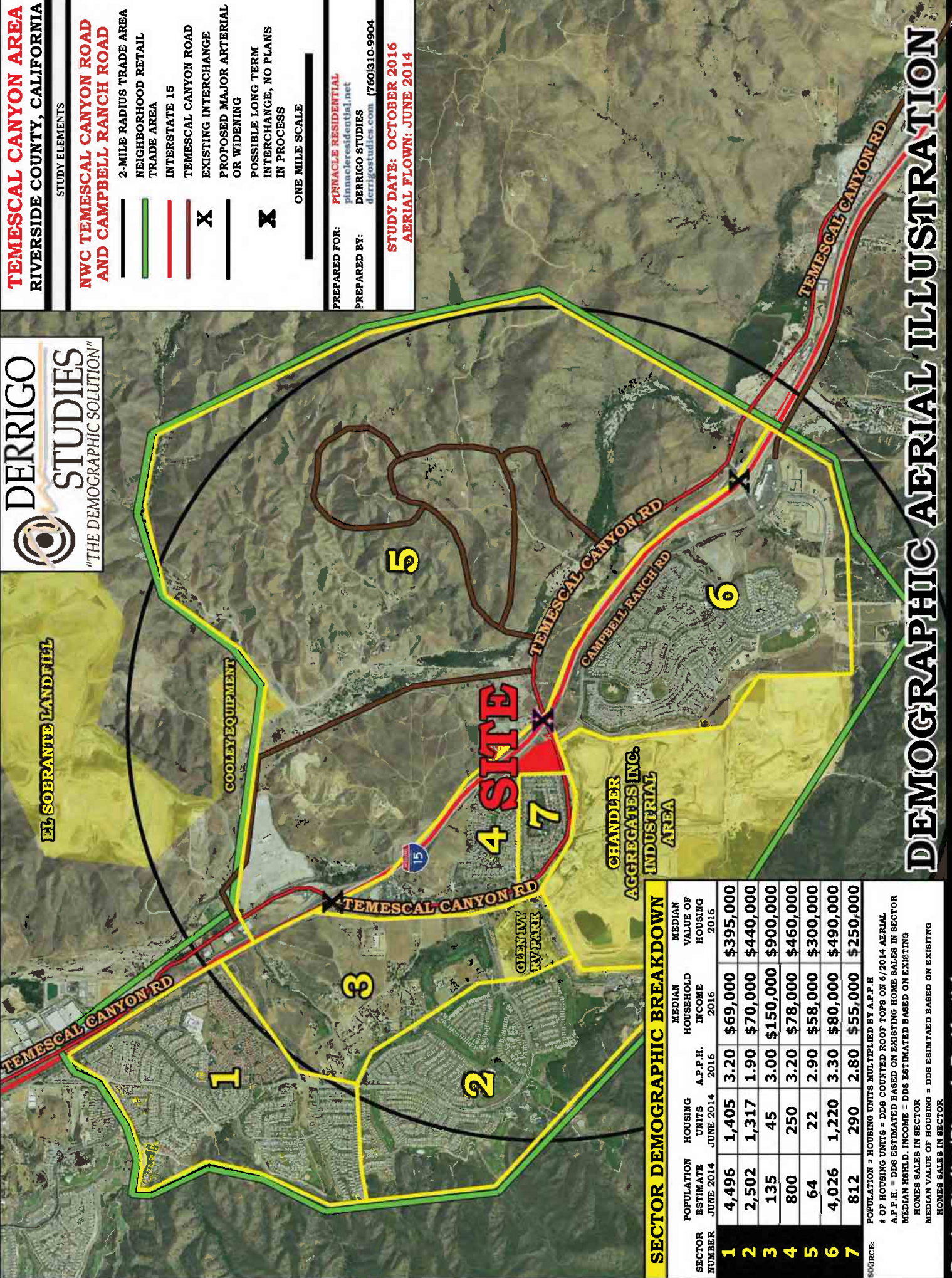
STUDY ELEMENTS

- NWC TEMESCAL CANYON ROAD AND CAMPBELL RANCH ROAD**
- 2-MILE RADIUS TRADE AREA
- NEIGHBORHOOD RETAIL TRADE AREA
- INTERSTATE 15
- TEMESCAL CANYON ROAD
- EXISTING INTERCHANGE
- PROPOSED MAJOR ARTERIAL OR WIDENING
- POSSIBLE LONG TERM INTERCHANGE, NO PLANS IN PROCESS
- ONE MILE SCALE

PREPARED FOR: **PINNACLE RESIDENTIAL**
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PREPARED BY: **DERRIGO STUDIES**
derrigostudies.com (760)810-9904

STUDY DATE: OCTOBER 2016
AERIAL FLOW: JUNE 2014



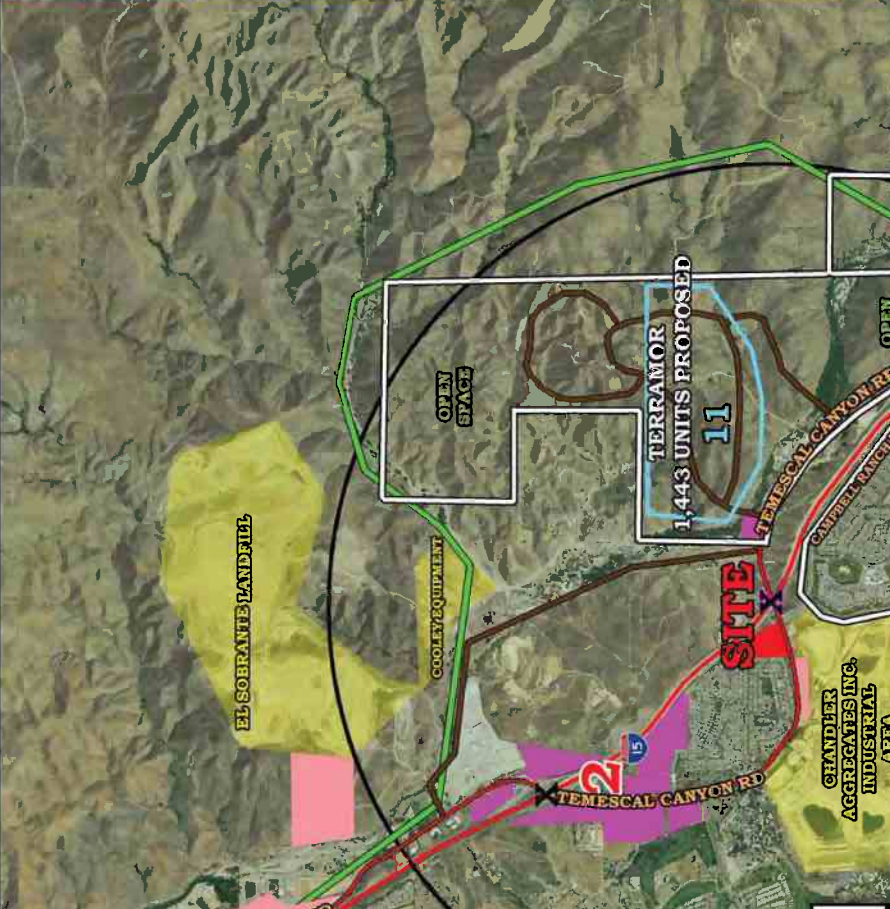
SECTOR DEMOGRAPHIC BREAKDOWN

SECTOR NUMBER	POPULATION ESTIMATE	HOUSING UNITS	A.P.P.H. INCOME	MEDIAN HOUSEHOLD INCOME	MEDIAN VALUE OF HOUSING
1	4,496	1,405	3.20	\$69,000	\$395,000
2	2,502	1,317	1.90	\$70,000	\$440,000
3	135	45	3.00	\$150,000	\$900,000
4	800	250	3.20	\$78,000	\$460,000
5	64	22	2.90	\$58,000	\$300,000
6	4,026	1,220	3.30	\$80,000	\$490,000
7	812	290	2.80	\$55,000	\$250,000

SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.
OF HOUSING UNITS = DDS COUNTED ROOF TOPS ON 6/2014 AERIAL
A.P.P.H. = DDS ESTIMATED BASED ON EXISTING HOME SALES IN SECTOR
MEDIAN HSHLD. INCOME = DDS ESTIMATED BASED ON EXISTING HOMES SALES IN SECTOR
MEDIAN VALUE OF HOUSING = DDS ESTIMATED BASED ON EXISTING HOMES SALES IN SECTOR

DEMOGRAPHIC AERIAL ILLUSTRATION

PROJECTS RECENTLY BUILT OUT:			TOTAL UNITS
AERIAL #	PROJECT NAME/APPLICANT	TYPE	
4	VAN DAELE HOMES	SF	63
9	GREYSTAR / REXCO CONSTRUCTION	APTS / TH	354
PROJECTS UNDER CONSTRUCTION:			TOTAL UNITS
AERIAL #	PROJECT NAME/APPLICANT	TYPE	
1	TRI POINTE HOMES	SF	87
2	WOODSIDE HOMES	SF	115
3	TRI POINTE HOMES	SF	87
PROJECTS WITH TENTATIVE MAP APPROVAL:			TOTAL UNITS
AERIAL #	PROJECT NAME/APPLICANT	TYPE	
5	SADDLEBACK DEVELOPMENT, LLC	SF	285
6	RENAISSANCE COMMUNITIES, LLC	SF	355
7	CITATION CHOMES	SF	311
11	FOREMOST COMPANIES	MIX	598
PROJECTS IN DESIGN PLAN CHECK:			TOTAL UNITS
AERIAL #	PROJECT NAME/APPLICANT	TYPE	
8	SAM HORSETHIEF LLC	SF	239
10	SUMMIT LAND PARTNERSHIP	MIX	359



STUDY ELEMENTS

- 2-MILE RADIUS TRADE AREA
- NEIGHBORHOOD RETAIL TRADE AREA
- INTERSTATE 15
- TEMESCAL CANYON ROAD
- EXISTING INTERCHANGE
- PROPOSED MAJOR ARTERIAL OR WIDENING
- POSSIBLE LONG TERM INTERCHANGE, NO PLANS IN PROCESS
- COMMERCIAL / TOURIST / RETAIL ZONED PROPERTY
- COMMERCIAL / OFFICE ZONED PROPERTY

ONE-MILE SCALE

MAJOR ANCHOR RETAILER LOCATIONS

- VONS, CVS
- TOM'S FARMS
- SHOPS AT DOS LAGOS: TRADER JOE'S, DOS LAGOS LUXURY THEATER, SPECIALTY TENANTS
- PROPOSED ALBERHILL VILLAGES POWER RETAIL SITE
- PROPOSED ALBERHILL NEIGHBORHOOD RETAIL SITE

PREPARED FOR: PINNACLE RESIDENTIAL
pinnacleresidential.net

PREPARED BY: DERRIGO STUDIES
derrigostudies.com (760)810-9904

STUDY DATE: OCTOBER 2016
AERIAL FLOWN: JUNE 2014

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SUBDIVISION AERIAL ILLUSTRATION

CHAPTER II

TRADE AREA ANALYSIS

PREPARED BY: DERRIGO STUDIES
 AREA: TEMESCAL CANYON AREA, RIVERSIDE COUNTY, CALIFORNIA
 DATE: OCTOBER 2016

2-MILE RADIUS TRADE AREA - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2014		HOUSING UNITS JUNE 2014		% WITHIN	POPULATION		HOUSING UNITS	A.P.H. 2016	MEDIAN HOUSEHOLD INCOME 2016		MEDIAN VALUE OF HOUSING 2016
2	2,502	1,317	1,317	1,093	83.00%	2,077	1,093	1,093	1.90	\$70,000	\$440,000	
3	135	45	45	45	100.00%	135	45	45	3.00	\$150,000	\$900,000	
4	800	250	250	250	100.00%	800	250	250	3.20	\$78,000	\$460,000	
5	64	22	22	22	100.00%	64	22	22	2.90	\$58,000	\$300,000	
6	4,026	1,220	1,220	1,220	100.00%	4,026	1,220	1,220	3.30	\$80,000	\$490,000	
7	812	290	290	290	100.00%	812	290	290	2.80	\$55,000	\$250,000	
TOTAL												

POPULATION: 8,339 7,914

TOTAL HOUSING UNITS: 3,144 2,920

WEIGHTED AVERAGES: 2.71 \$74,516 \$449,767

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

2-MILE RADIUS TRADE AREA - FUTURE POPULATION

TOTAL UNITS	(1)	AVERAGE PERSON PER HOUSEHOLD	(2)	ADDITIONAL POPULATION	(3)	POPULATION ESTIMATE	(4)
COLUMNS:							
(A). JUNE 2014 POPULATION							7,914
(B). UNITS RECENTLY BUILT	234	X	2.71	=	634		
(C). UNITS TO BE BUILT WITHIN 2 YEARS	168	X	2.71	=	455		
(D). BUILD OUT OF ALL OTHER UNITS	1,585	X	2.71	=	4,295		

(E). OCTOBER 2016 UPDATED POPULATION **8,548**

(F). OCTOBER 2018 PROJECTED POPULATION **9,003**

(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED **13,299**

SOURCE: (1)=SEE SUBDIVISION ACTIVITY REPORT
 (2),(4)=SEE EXISTING DEMOGRAPHIC CHART - 2-MILE RADIUS TRADE AREA
 (3)=(1) X (2)

PREPARED BY: DERRIGO STUDIES
 AREA: TEMESCAL CANYON AREA, RIVERSIDE COUNTY, CALIFORNIA
 DATE: OCTOBER 2016

NEIGHBORHOOD RETAIL TRADE AREA - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE		HOUSING UNITS JUNE 2014	% WITHIN		POPULATION	HOUSING UNITS	A.P.P.H. 2016	MEDIAN	
	JUNE 2014	JUNE 2014		HOUSING UNITS	POPULATION				HOUSEHOLD INCOME 2016	VALUE OF HOUSING 2016
1	4,496	1,405	1,405	100.00%	4,496	1,405	3.20	\$69,000	\$395,000	
2	2,502	1,317	1,317	100.00%	2,502	1,317	1.90	\$70,000	\$440,000	
3	135	45	45	100.00%	135	45	3.00	\$150,000	\$900,000	
4	800	250	250	100.00%	800	250	3.20	\$78,000	\$460,000	
5	64	22	22	100.00%	64	22	2.90	\$58,000	\$300,000	
6	4,026	1,220	1,220	100.00%	4,026	1,220	3.30	\$80,000	\$490,000	
7	812	290	290	100.00%	812	290	2.80	\$55,000	\$250,000	

TOTAL

POPULATION: 12,835

TOTAL HOUSING UNITS: 4,549

WEIGHTED AVERAGES: 2.82 \$72,590 \$432,371

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

NEIGHBORHOOD RETAIL TRADE AREA - FUTURE POPULATION						
TOTAL UNITS	(1)	AVERAGE PERSON PER HOUSEHOLD	(2)	ADDITIONAL POPULATION	(3)	POPULATION ESTIMATE
	(1)		(2)		(3)	(4)
(A). JUNE 2014 POPULATION						12,835
(B). UNITS RECENTLY BUILT	234	X	2.82	=	660	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	168	X	2.82	=	474	
(D). BUILD OUT OF ALL OTHER UNITS	1,585	X	2.82	=	4,472	
(E). OCTOBER 2016 UPDATED POPULATION						
(F). OCTOBER 2018 PROJECTED POPULATION						
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						
						13,495
						13,969
						18,441

SOURCE: (1)=SEE SUBDIVISION ACTIVITY REPORT
 (2),(4)=SEE EXISTING DEMOGRAPHIC CHART - NEIGHBORHOOD RETAIL TRADE AREA
 (3)=(1) X (2)

CHAPTER III

SUBDIVISION ACTIVITY LISTING

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT/DEV.	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST- ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER	
RIVERSIDE COUNTY	1	SERRANO RIDGE	TRI POINTE HOMES	36316	SF	UC	87		35	25	27			406-478	2030-2459	866.836.1150	SYCAMORE CREEK		
RIVERSIDE COUNTY	2	ASPEN	WOODSIDE HOMES	31908-1	SF	UC	115		90	18	7			441-507	2410-2990	951.277.7420	SYCAMORE CREEK		
RIVERSIDE COUNTY	3	KITE RIDGE	TRI POINTE HOMES	31908	SF	UC	87		46	25	16			490-540	2938-3261	844.851.1800	SYCAMORE CREEK		
RIVERSIDE COUNTY	4	THE ARBORS	VAN DAELE HOMES	31908-2	SF	RB	63		63								SYCAMORE CREEK	PROJECT SOLD OUT	
RIVERSIDE COUNTY	5	RIVERSIDE COUNTY SUBDIVISION	SADDLEBACK DEVELOPMENT, LLC	TM 30760	SF	TM	285					285							APPROX. 148 ACRES. TM EXPIRES 9/18
RIVERSIDE COUNTY	6	RENAISSANCE RANCH	RENAISSANCE COMMUNITIES, LLC	TM 31210, 31485	SF	TM	355					355					RENAISSANCE RANCH		APPROX. 156 ACRES.
RIVERSIDE COUNTY	7	RIVERSIDE COUNTY SUBDIVISION	CITATION CHOMES	TM 31818	SF	TM	311					311							APPROX. 160 ACRES. TM EXPIRES 12/16
RIVERSIDE COUNTY	8	RIVERSIDE COUNTY SUBDIVISION	SAM HORSETHIEF LLC	TM 32984R 1, 37002	SF	DP	239						239						APPROX. 49 ACRES. SUBMITTED 1/2016
RIVERSIDE COUNTY	9	ENCANTO @ DOS LAGOS	GREYSTAR / REXCO CONSTRUCTION		APTS / TH	RB	354		354							844.204.7530			LEASING UNITS FROM \$1.535 - \$2,200
RIVERSIDE COUNTY	10	LAKESIDE	SUMMIT LAND PARTNERSHIP	TM 36853	MIX	DP	359						359			949.554.6936	LAKESIDE		548 ACRES. SPECIFIC PLAN IS UNDER REVIEW FOR 410 TOTAL UNITS
RIVERSIDE COUNTY	11	TERRAMOR	FOREMOST COMPANIES	TM 36643, 36593, 36826	MIX	TM	598					598				951.955.6646	TERRAMOR		VESTING TENTATIVE MAP FOR ENTIRE SPECIFIC PLAN. PHASE 1 APPROVED WITH PHASE 2 MAP UNDER COUNTY REVIEW
TOTALS:							2,853	0	588	68	50	1,549	598						

SPECIFIC PLAN LISTING

CITY	SPECIFIC PLAN	APPLICANT	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
LAKE ELSINORE	ALBERHILL	CASTLE & COOKE	MIX	10,601	225	85	35	200	300		9,756	951.674. 3124	PROJECT IS APPROVED. KB HOME IS CURRENTLY UNDER CONSTRUCTION IN ALBERHILL RANCH. ALBERHILL VILLAGES TO START CONSTRUCTION SOON
RIVERSIDE COUNTY	LAKESIDE	SUMMIT LAND PARTNERS LLC	MIX	410						359	51	949.554. 6936	SP 387. 548 ACRES OF WHICH 417 ACRES ARE FOR CONSERVATION. VESTING TENTATIVE MAP UNDER COUNTY REVIEW
LAKE ELSINORE	NORTH ALBERHILL	LONG BEACH EQUITIES	MIX	856							856	951.674. 3124	SP #89-2. NO ACTIVITY AT THIS TIME
RIVERSIDE COUNTY	RENAISSANCE RANCH	RENAISSANCE COMMUNITIES, LLC	SF	404					355		49		150 ACRES. TWO MAPS ARE APPROVED IN PROJECT
RIVERSIDE COUNTY	SYCAMORE CREEK	WOODSIDE HOMES, TRI POINTE HOMES	MIX	1,764	1,220	234	68	50			192	866.836. 1150	715 ACRES. SP 256. THREE NEIGHBORHOODS UNDERWAY
RIVERSIDE COUNTY	TERRAMOR	FOREMOST COMPANIES	MIX	1,443					598		845		830 ACRES.. SP 327 PROJECT IS APPROVED. APPROVAL GOOD TO 12/2026. PHASE 1 HAS TENTATIVE MAP APPROVAL AND PHASE 2 IS UNDER COUNTY REVIEW. MIX USE PROJECT TO INCLUDE SPORT PARK, CLUB HOUSE, ETC
				TOTALS:	15,478	1,445	319	250	1,253	359	11,749		

BASIS OF ESTIMATES

(A). POPULATION ESTIMATES JUNE 2014:

Housing units multiplied by Average Persons Per Household estimate.

(B). NUMBER OF HOUSING UNITS JUNE 2014:

DDS counted roof tops on June 2014 aerial.

(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2016:

2010 Census figures adjusted by DDS where needed based on housing unit type.

(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2016:

2010 Census figures adjusted by DDS where needed based on home sales in Sector.

(E). MEDIAN VALUE OF HOUSING ESTIMATES 2016:

2010 Census figures adjusted by DDS where needed based on home sales in Sector.

(F). POPULATION PROJECTIONS:

Evaluated each project on an individual basis and added up the number of units to be built over the respective years depending on input gathered from each residential builder, (i.e. financing information, rate of monthly sales, construction schedules, and water availability).

The information contained in this study is obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

Dear Mr Brady,

I personally met with Mr Naggar regarding the Pinnacle project off Temescal Canyon and I give it my full support. I grew up in this area and have watched it grow from dry fields to beautiful developments. I feel proud to be a part of a growing community. I understand that traffic will always be something that the county and state will continue to work on together and it is being sorted out as I write this. I don't agree that development should stop just because the infrastructure needs adjustment. I believe it will continuously be sorted out.

Sincerely,

Harrison Boyd

Dear Mr Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. Dos lagos keeps having stores shut down, Anthropologie told me they just don't have enough people in that area to sustain their store. I would like to live in a place close to LA and San Diego.

Sincerely,

Sienna Boyd

Dear Mr Brady,

That area of the 15 looks like a wasteland. I cant wait to see it developed and have our community looking nicer. I believe the Pinnacle project will do that, as well as bring more development and people for Tom's Farms.

Sincerely,

Cameron Lawson

Dear Mr Brady,

I want to live in a place where there will be hiking trails and recreation, but a place where my front yard will be maintained by someone else. This Pinnacle project seems like the perfect place for me. I am planning on moving into one of these homes as soon as they are built.

Sincerely,

Jessica Bills

Dear Mr Brady,

I personally met with Mr Naggar regarding the Pinnacle project off Temescal Canyon and I give it my full support. I grew up in this area and have watched it grow from dry fields to beautiful developments. I feel proud to be a part of a growing community. I understand that traffic will always be something that the county and state will continue to work on together and it is being sorted out as I write this. I don't agree that development should stop just because the infrastructure needs adjustment. I believe it will continuously be sorted out.

Sincerely,

A handwritten signature in blue ink that reads "Bob Brady". The signature is written in a cursive style with a long, sweeping tail on the "y".

Dear Mr Brady,

I personally met with Mr Naggar regarding the Pinnacle project off Temescal Canyon and I give it my full support. I grew up in this area and have watched it grow from dry fields to beautiful developments. I feel proud to be a part of a growing community. I understand that traffic will always be something that the county and state will continue to work on together and it is being sorted out as I write this. I don't agree that development should stop just because the infrastructure needs adjustment. I believe it will continuously be sorted out.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Smith", written in a cursive style.

Dear Mr Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. Dos Lagos keeps having stores shut down, Anthropologie told me they just don't have enough people in that area to sustain their store. I would like to live in a place close to LA and San Diego, this location could fit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dillon Strand', with a long, horizontal flourish extending to the right.

Dillon Strand

Dear Mr. Brady,

I want to live in a place where there will be hiking trails and recreation, but a place where my front yard will be maintained by someone else. This Pinnacle project seems like the perfect place for both. I would love to see quality development like this one coming into the area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Brady". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dear Mr. Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. This area seems ideal for a residential development and I believe would further enhance the existing neighborhoods.

Sincerely,

A handwritten signature in blue ink, appearing to read "John E. Ken", written in a cursive style.

Dear Mr Brady,

That area of the 15 looks like a wasteland. I can't wait to see it developed and have our community looking nicer. I believe the Pinnacle project will do that, as well as bring more development and people for Tom's Farms.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stueck".

Russell Brady
County Of Riverside

Re: Temescal Office Partners Project

Dear Mr. Brady,

I am in full support of this project. It brings much needed housing to the area.

Sincerely

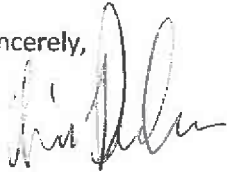
A handwritten signature in black ink, appearing to read "James L. ...". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Russell Brady
County Of Riverside

Dear Mr. Brady,

I am a long time resident of the Lake Elsinore and Corona area. I recently saw on Facebook that a project was being proposed in the Temescal area next to Campbell Ranch Road. I am appalled that some of my neighbors feel there can be no more development once they bought their homes and have moved in. This project appears to be a high end project where great detail was spent on architecture. There is no way a commercial building belongs in this area and indeed I understand that this project was residential before it was turned into commercial office. I encourage you to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Brady", written in a cursive style.

Russell Brady
County Of Riverside

Dear Mr. Brady,

I support the project by Pinnacle Homes. Home prices are climbing through the roof. There is no good reason to not approve this project. It brings trails, road improvements, and a possible tax cut to the Butterfield community. Something is going to be build on this property and it looks like a lot of conscientious effort has been put in to make this a stunning project.

Sincerely,

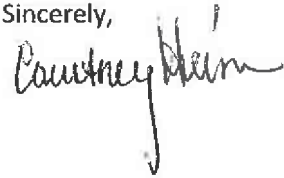
A handwritten signature in cursive script, appearing to read "Ashley K. Tore". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Russell Brady
County Of Riverside

Re: Temescal Office Partners Project

I support the above project. its just what we need in the area!

Sincerely,

A handwritten signature in black ink that reads "Courtney Helm". The signature is written in a cursive style with a large, stylized initial 'C' and a long, sweeping tail that extends downwards.

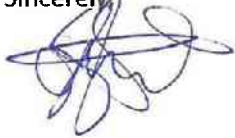
Russell Brady
County Of Riverside

Pinnacle Homes

Dear Mr. Brady,

I was able to research the project and have received information from the project management company. The project reduces traffic, adds trails and provides a great buffer from the freeway to the existing communities. I do hope the county can do something about the freeway though!

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned below the word "Sincerely,".

Russell Bradly
County Of Riverside

Re: Temescal Office Partners Project.

I fully support this project! we need more homes and jobs! Its a beautiful project!

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Pedersen". The signature is written in a cursive style with a long, sweeping underline.

Russell Brady
County Of Riverside

Re: Temescal Office Partners Project

Mr. Brady,

I have had a chance to review the above mentioned project. We fully support it. There are many, many, people who are pro development in this area but will typically not come out to support a project like those that are against it. In reading Facebook some of the reasons people are listing are come off as elitist, and don't want any more development in the area now they they have purchased their home.

What are they proposing, a moratorium? The area will still be impacted by development in Corona, and Lake Elsinore. People need jobs. Build this and put people to work!

Sincerely,

A handwritten signature in blue ink that reads "Marc De la Torre". The signature is written in a cursive style with a large, stylized initial "M".

Russell Brady
County Of Riverside

Re: Temescal Office Partners Project

Dear Mr. Brady,

I have spoken with Mike Naggar and any project Mr. Naggar does is always a winner. He working to widen the 15 freeway and bringing more HOV lanes to the region. The project is beautiful and will be a real asset the region.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Summer". The signature is written in a cursive style with a prominent flourish at the end.

Dear Mr. Brady,

I met with Mike Naggar regarding the Temescal Village project, and I think it will be a very nice development. He spent time with me reviewing the project site plans, layout and amenities.

As I am getting older, I need a home for my family that is easy to take care of, and this project has just what I would be looking for. I currently own a home that is just too much for me to take care of, and I would prefer a property that has a smaller yard space. I love the idea that each home has its own private yard area, and I also like the planned landscape, the recreation center and dog park.

I would feel proud to be a part of a growing community like Temescal Village, and I am very much in favor of this project.

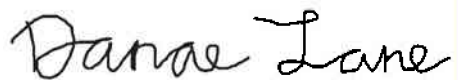
Thank you,

Bonnie Fields

Dear Mr. Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. One of my favorite places to shop is Dos Lagos but I feel like the companies there struggle to stay in business because there isn't much else around. It's obvious that the area needs more residents to support the businesses. This area has already grown so much over the years, I feel confident that it is a great location to start a bustling new community between two major cities in the inland empire! I, personally, would love to have a place between Riverside and Temecula.

Sincerely,

A handwritten signature in black ink that reads "Danae Lane". The signature is written in a cursive style with a vertical line to the right of the text.

Danae Lane

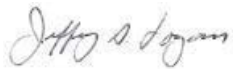
Dear Mr. Brady,

I had the opportunity to meet Mr. Mike Naggar regarding the Pinnacle project off Temescal Canyon. I appreciated the time he spent with me reviewing the project site plans, layout and amenities

For the last 17 years I have resided on a five acre "Rural Mountainous" property I purchased in 2000. Frankly, only ¼ acre is flat and usable and the rest requires too much work and expense to maintain. That is why I was pleased to learn of your project. It has the "feel" I desire from the surrounding geography, the interior space I need and site amenities I am looking for. Additionally, after years of owning non-usable rugged acreage, a maintenance free green setting to reside in is extremely attractive.

I hope to own one of the units when built, so please keep me in mind and if I can be of any assistance in the project approval process, please do not hesitate to contact me. I am very much in favor of your project.

Sincerely,

A handwritten signature in cursive script that reads "Jeff Logan".

Jeff Logan

From: Liza Mendez [mailto:HopeFL1@hotmail.com]

Sent: Friday, October 20, 2017 6:07 PM

To: Carissa Hainsworth <carissa@naggarinc.com>

Subject: Re: Talking points for Nov 1st meeting

Good evening Planning Commission,

We are unable to attend the meeting due to work responsibility and Wife just having major surgery, she is recovering from.

We would like you to please consider this letter as our personal recommendation to allow the Residential community to be built behind us. The benefits are better than if there was commercial building to be put in that area. We are behind the Residential community being built and they have our 100% support.

Regards,

Mr. Joseph Trevor Lycett & Mrs. Liza Lycett

Sent from my Sprint Samsung Galaxy S® 6.

From: "Rick Scianni" <rscianni@sbcglobal.net>
Subject: RE: Butterfield Support
Date: October 23, 2017 at 2:01:25 PM PDT
To: "Michael Naggar" <mike@mikenaggar.com>
Cc: "David Graves" <dgraves@pinnacleresidential.net>

Michael, I just talked with my daughter-in-law about this. Trust me, I knew nothing of her opposition to the project, nor did I know about this facebook conversation. I do not have a facebook account.

My daughter-in-law is misinformed about the project and ignorant of the positive benefits that your development offers to this area. She is a renter and I own the property, so her opinion does not matter.

She is refusing to budge on her opposition, so she has closed the door on me.

As the owner of the property I am 100% in favor of the project and will keep my part of our agreement to speak in favor of the project at the public hearing. That is all I can do about this matter.

Rick Scianni
(951) 858-2290

October 25, 2017

Dear Mr. Brady,

We have resided in Butterfield Estates since 1996 and have seen our community continue to grow. We recently met with Mr. Naggar who explained the Pinnacle project off Temescal Canyon. My husband and I are in full support with the project moving forward.

Regards,

Eddie and Linda Salgado
10583 Wrangler Way
Corona, Ca 92883

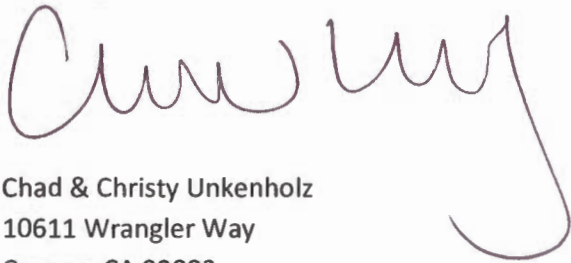
October 20, 2017

Mike Naggar & Associates
445 South D Street
Perris CA 92570

Dear Mr. Naggar,

Please accept this letter as evidence of our support of your development project in Corona, CA. We feel this project is greatly beneficial to current homeowners in the area as well as the city of Corona as a whole. The land as it sits now is just a dirt field of dried weeds. With this project, it will become a community with maintained landscape, which is more esthetically appealing to the eye. The developers have not only shown consideration in how it affects the adjoining properties, but is also going to enhance them.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chad & Christy Unkenholz". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Chad & Christy Unkenholz
10611 Wrangler Way
Corona, CA 92883

Dear Mr Brady,

I am looking forward the Pinnacle project being completed. It is an ideal community for me and my family. I currently own a property that is just too much for me to maintain. I would prefer a property that has a smaller front and back yard where the surrounding community is maintained by someone else. I love the size of the living areas, especially under and top deck. I hope to own one of the units as soon as they are built and I am hoping for this project to be passed!

Sincerely,


Dear Mr Brady,

I am looking forward the Pinnacle project being completed. It is an ideal community for me and my family. I currently own a property that is just too much for me to maintain. I would prefer a property that has a smaller front and back yard where the surrounding community is maintained by someone else. I love the size of the living areas, especially under and top deck. I hope to own one of the units as soon as they are built and I am hoping for this project to be passed!

Sincerely,


Dear Mr Brady,

I am looking forward the Pinnacle project being completed. It is an ideal community for me and my family. I currently own a property that is just too much for me to maintain. I would prefer a property that has a smaller front and back yard where the surrounding community is maintained by someone else. I love the size of the living areas, especially under and top deck. I hope to own one of the units as soon as they are built and I am hoping for this project to be passed!

Sincerely,


Dear Mr Brady,

Please approve the **Project** project no. **Tom's Farms** it will help **stimulate** the **growing** businesses.

Sincerely,

Dear Mr Brady,

Please approve the **Project** project no. **Tom's Farms** it will help **stimulate** the **growing** businesses.

Sincerely,

Dear Mr Brady,

Please approve the **Project** project no. **Tom's Farms** it will help **stimulate** the **growing** businesses.

Sincerely,

Dear Mr Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. One of my favorite places to shop is Dos Lagos and too often I see stores closing down. It's obvious that the area needs more residents to support the businesses. I drove on the two-lane road before it became the 15 freeway. I'm sure the infrastructure to support the growing communities will continue to improve just as it has over the last 35 years.

Sincerely,

A handwritten signature in blue ink, appearing to be "Allen", written in a cursive style.

Dear Mr. Brady,

I personally met with Mr. Naggar regarding the Binwide project on Temescal Canyon and give it my full support. I grew up in the area and have watched it grow from dry fields to beautiful developments. I feel proud to be a part of a growing community. I understand that there will always be something that the county and state will continue to work on together and it is being sorted out as well as this. I don't agree that development should stop just because the infrastructure needs adjustment. I believe it will continuously be sorted out.

Sincerely,

Kate Abner-Cameron

Dear Mr. Brady,

I personally met with Mr. Naggar regarding the Binwide project off Temescal Canyon and give it my full support. I grew up in the area and have watched it grow from dry fields to beautiful developments. I feel proud to be a part of a growing community. I understand that there will always be something that the county and state will continue to work on together and it is being sorted out as well as this. I don't agree that development should stop just because the infrastructure needs adjustment. I believe it will continuously be sorted out.

Sincerely,

Kate Abner-Cameron

Dear Mr. Brady,

I personally met with Mr. Naggar regarding the Binwide project off Temescal Canyon and give it my full support. I grew up in the area and have watched it grow from dry fields to beautiful developments. I feel proud to be a part of a growing community. I understand that there will always be something that the county and state will continue to work on together and it is being sorted out as well as this. I don't agree that development should stop just because the infrastructure needs adjustment. I believe it will continuously be sorted out.

Sincerely,

Kate Abner-Cameron

Dear Mr Brady,

I got wind of the Pinnacle project near Tom's Farms and think it will be a beautiful development. I can't wait to drive down the 15 to see all of the magnificent land when it's all done. This project has my full support.

Sincerely,



Dear Mr Brady,

I got wind of the Pinnacle project near Tom's Farms and think it will be a beautiful development. I can't wait to drive down the 15 to see all of the magnificent land when it's all done. This project has my full support.

Sincerely,



Dear Mr Brady,

I got wind of the Pinnacle project near Tom's Farms and think it will be a beautiful development. I can't wait to drive down the 15 to see all of the magnificent land when it's all done. This project has my full support.

Sincerely,



Carissa Hainsworth

From: Sylvia Lanker <saylanker@gmail.com>
Sent: Sunday, October 29, 2017 12:55 PM
To: Carissa Hainsworth
Subject: Pinnacle Project

Dear Mr. Brady:

I have reviewed the proposed Pinnacle Temescal Village project in detail. The project is of high quality design with considerations made for native botanical specimens, county trail connection and aesthetics.

Deep appreciation for the local area is evident in the planning of this aesthetically pleasing community. I support this project in its entirety.

Thank you,

Sylvia Lanker

Dear Mr. Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. One of my favorite places to shop is Dos Lagos but I feel like the companies there struggle to stay in business because there isn't much else around. It's obvious that the area needs more residents to support the businesses. This area has already grown so much over the years, I feel confident that it is a great location to start a bustling new community between two major cities in the inland empire! I, personally, would love to have a place between Riverside and Temecula.

Sincerely,

A handwritten signature in black ink that reads "Josh Topp". The signature is written in a cursive, flowing style with a large initial "J" and a long, sweeping underline.

Josh Topp

Dear Mr. Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. One of my favorite places to shop is Dos Lagos but I feel like the companies there struggle to stay in business because there isn't much else around. It's obvious that the area needs more residents to support the businesses. This area has already grown so much over the years, I feel confident that it is a great location to start a bustling new community between two major cities in the inland empire! I, personally, would love to have a place between Riverside and Temecula.

Sincerely,

A handwritten signature in black ink that reads "Katelyn Schwab". The script is cursive and fluid, with the first letter of each word being capitalized and larger than the others.

Katelyn Schwab

Dear Mr. Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. One of my favorite places to shop is Dos Lagos but I feel like the companies there struggle to stay in business because there isn't much else around. It's obvious that the area needs more residents to support the businesses. This area has already grown so much over the years, I feel confident that it is a great location to start a bustling new community between two major cities in the inland empire! I, personally, would love to have a place between Riverside and Temecula.

Sincerely,


A handwritten signature in black ink that reads "Britany Esquivel". The signature is written in a cursive, flowing style with a long, sweeping tail on the letter 'l'.

Britany Esquivel

Dear Mr. Brady,

I am in full support of the Pinnacle project being built off of Temescal Canyon. One of my favorite places to shop is Dos Lagos but I feel like the companies there struggle to stay in business because there isn't much else around. It's obvious that the area needs more residents to support the businesses. This area has already grown so much over the years, I feel confident that it is a great location to start a bustling new community between two major cities in the inland empire! I, personally, would love to have a place between Riverside and Temecula.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Kim". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erin Kim

Responses

Brady, Russell

From: Brady, Russell
Sent: Tuesday, October 31, 2017 3:14 PM
To: 'Jannlee Watson'
Subject: RE: Tentative Tract Map No. 37153

Sorry for the delay in responding, I just had to confirm some facts with Transportation before responding.

The project is providing right-of-way and added width to Temescal Canyon Road paving to accommodate the ultimate planned 2 lanes on the north/westbound side of Temescal Canyon Road. However, since to the east and west of the site there is currently only one lane north/westbound, rather than create an odd short segment on the road with 2 lanes and then squeeze back down to 1 lane, the project is planned to stripe for one through lane north/westbound. It may be possible that the area for the second lane may accommodate a right-in turn lane to separate it from the through lane, but that would be determined at detailed engineering plan check based on traffic conditions at that time.

Let me know if you have any further questions or concerns.

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



How are we doing? [Click the Link and tell us](#)

From: Jannlee Watson [mailto:jannlee.watson@ca.rr.com]
Sent: Monday, October 30, 2017 11:13 AM
To: Brady, Russell
Subject: RE: Tentative Tract Map No. 37153

Good morning, Russell. I hope you had an enjoyable weekend.

Quick question. The applicant, via email, has told residents that Temescal Canyon Road will be widened. I know restriping is planned for left and right hand turns, and there's a sidewalk planned, plus a 10-foot-wide DG trail. But will through traffic lanes be added, either northbound or southbound? I'm asking because residents are reaching out to me after receiving the email about TCR widening.

Thank you ...

jannlee

From: Brady, Russell [mailto:rbrady@RIVCO.ORG]
Sent: Friday, October 27, 2017 4:40 PM
To: Jannlee Watson <jannlee.watson@ca.rr.com>
Subject: RE: Tentative Tract Map No. 37153

grading condition varies along the western boundary of the site given the varied level of topography on this boundary. Attached is the project's conceptual grading plan that shows some of the proposed design, in particular see sections H-H and G-G. Section H-H proposes grading on the adjacent existing parcels (which the developer has initial agreements for) to bring their back yards near level with the proposed adjacent residences' pads with a new fence or wall (likely to be wall). Section G-G shows the existing fence kept on the boundary with a slope down to the proposed residences' pad. That said, the existing fence may also be desired to be replaced with a wall with mutual agreement with the owners to the west as a wall would be more durable in the long term.

On the northern boundary as shown in section K-K and J-J, the existing fence/wall condition there would stay and the ground would initially stay generally as is today for about 15' and then transition to a MSE retaining wall (not a flat vertical face retaining wall, but one that incrementally steps back) and up to a small slope and to the proposed residences' pads.

Let me know if you have any additional questions.

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



How are we doing? [Click the Link and tell us](#)

From: Jannlee Watson [<mailto:jannlee.watson@ca.rr.com>]
Sent: Friday, October 27, 2017 3:20 PM
To: Brady, Russell
Subject: Re: Tentative Tract Map No. 37153

Hi, Russell! I hope you can help me. What is the buffer planned between this condo project and the adjacent homes on Wrangler Way in Butterfield Estates, and the homes on Whitecrown Circle in Painted Hills. Is it a wall, fencing, landscaping?

Thank you ...

Jannlee Watson

Confidentiality Disclaimer

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County of Riverside California

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:57 PM
To: 'amber_barrera@hotmail.com'
Cc: 'Michael Naggar'
Subject: 83 homes off Temescal

Dear Amber Barrera & Saul Calzada

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:56 PM
To: 'lisset005@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Andrea,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:07 PM
To: 'andrea_wiggins@icloud.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Andrea,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:04 PM
To: 'abrink47@gmail.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Andrea,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 2:49 PM
To: Mike Naggar
Subject: RE: 83 homes off Temescal
Attachments: Temescal Valley Road Improvements.pdf

Annette.

To add to Mike's response. Please take a look at the attached pdf to see exactly what improvements you can expect before our project every breaks ground.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Mike Naggar
Sent: Monday, October 30, 2017 11:05 AM
To: Annette Culpepper <pepyone@gmail.com>
Cc: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Hi Annete,

My responses are below

On Oct 28, 2017, at 3:21 PM, Annette Culpepper <pepyone@gmail.com> wrote:

Thank you for the quick response.

I work from home.

What I had attempted to state was that most residents here, commute.

It is a nightmare to get anywhere almost anytime of the week or day.

I agree, but that is everywhere. The freeways need to be improved. The HOV lanes are funded to be extended to Hwy 74. That should help a lot.

While I'm happy you have the project for 83 homes, I'm not thrilled about what it means to my lifestyle. Many residents are not pleased with the amount of construction and the traffic delays it brings.

I know. But again a fact of life everywhere and is temporary.

I'm more curious about your assumptions regarding current residents tolerance levels, entry and exits out of the new communities, and ease of access to local suppliers of basic needs .
It sounds beautiful but it also sounds like a traffic nightmare.

Our little project was one zoned residential and is now office commercial. Office commercial will generate more trips than residential. Our project will be less of an impact than if it was commercial.

Since it appears the effort from you is to sell me on the idea, I'll limit my concerns to what is the approach to ease an already congested traffic issue while fixing the traffic issue.
This is not your issue directly but indirectly.

We will be hiding our portion of Temscal Rd as well as adding a regional trail. We will be paying in to the regional road fund as well.

Thank you again for responding.

Anytime. We're always here

I'm feeling like I got catfished.

?

But it was very nice to reach out to me.

Its what we do do. Nothing to hide.

I will tell you what you already know,
We don't want the traffic congestion worsen.

I agree. Who does. However, I do believe some good relive is on the way

Annette Culpepper, PMP

On Oct 28, 2017 1:34 PM, "Mike Naggar" <mike@naggarinc.com> wrote:

Hi Annette,

Thanks for writing back. To the degree I can I have answered your questions below.

My hope is to answer questions. You posed some philosophical points which I am tempted to address but will refrain as my point is not to argue. Email is a poor medium for that.

Have a good weekend and feel free to call or write back.

Michael Naggar
BRE NO. 886278
Mike Naggar and Associates Inc.
[445 S. D St.](#)
Perris, CA 92570

[951-551-7730](tel:951-551-7730) Cell
Conference Line
[720-820-1232](tel:720-820-1232)

On Oct 28, 2017, at 12:07 PM, Annette Culpepper <pepyone@gmail.com> wrote:

I am not interested in the community becoming a little LA or havingore traffic.

Noted.

As a project manager myself, its imperative one understands the trend of building and the impact it has on the local resident.

I agree. I have been in the development industry over 30 years and have had the honor of being a public service for over 20.

I am fully aware of the planning to add more toll roads. How does this help my commute when I only need to get to the next exit? It adds to my trip time.

Noted

Most commuters are fortunate tonworl from home. They are already struggling to pay their noergafes and now we have a as tax effective 11/1.

Noted

How do you expect these communities to have resident if they can't afford to get their jobs without being hijacked at the tolls and gas stations?

Noted. People are buying homes all over the place.

What is milestone date to start construction?

Probably start within 2 years

What impact will that have on the already congested infrastructure?

The property was zoned residential. It got changed to commercial office. We are changing it back to residential. Commercial office is the higher impact to traffic. Our project reduces 400 trips from its currently approved use. There are quite a number of road improvements planned in the region. Our project will be expanding its portion of Temescal Rd and also building a regional trail along this road. Our project Mitigates its impacts. Short of stopping all building, our project, or anyone else, cannot solve a regional problem all by itself.

What roads will these new residents use?

The roads everyone else uses.

Where is the schedule and risk analysis?

???

What assumptions were made?

??

This community is not the suburb it was before

Noted

Traffic is a nightmare.

Noted.

The freeway needs to stay free and the building should be halted until the infrastructure is enhanced to accommodate the increased number of vehicles that come with housing.

noted. Stop all building. Got it.

Your project cannot isolate itself to just creating new homes. It must consider the impact on the current bandwidth of our few freeways without creating a financial burden or increasing drivetime.

We have.

Annette Culpepper, PMP

On Oct 26, 2017 3:14 PM, "Carissa Hainsworth" <carissa@naggarinc.com> wrote:

Dear Annette,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

[\(951\) 437-4329](tel:(951)437-4329)

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 2:58 PM
To: 'nas5nco@gmail.com'
Subject: FW: 83 homes off Temescal

Hi Athena,

I apologize but I have not yet had time to look into the issue with the schools. If you would like, you can contact the school board to find out what plans are being made to solve the current overcrowding problems as it is their responsibility to solve the problems that go along with a growing community.

With warm regards,

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:14 PM
To: 'Athena Nassar' <nas5nco@gmail.com>
Cc: Mike Naggar <mike@naggarinc.com>
Subject: RE: 83 homes off Temescal

Athena,

Thank you for that feedback. I have to look further into the issue with the overcrowded schools and I hope to have a response to you tomorrow regarding that. As far as the roads, I do have some promising information. When you click on the links below, you will see that the traffic issues is already being worked on and before our project ever breaks ground, you will find that traffic will already be better. I would also like to add that \$50 million is approved for the HOV lanes to be extended on the 15 in April of 2018. I will try and have more information on that one as well. But for now, here are two very informative links:

<http://rcprojects.org/cajalco/>

<http://rcprojects.org/temescal-canyon-improvements-project/>

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Athena Nassar [<mailto:nas5nco@gmail.com>]
Sent: Thursday, October 26, 2017 4:06 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Thank you so much for getting back to me. I do have many concerns about this project! Normally I do not get too involved in my community, however since we moved here 5 years ago the traffic has become unbearable! Today alone it took me an HOUR to take my child to school!!!! This was all before I had to go work myself and take my other children to school! I'm not sure what else to say it is honestly a logistical nightmare for our family and many others to get to school and work!!! My husband leaves at 5 in the morning and the traffic at that time is getting ridiculous too! Whoever is planning our city did not prepare our schools or roads for the amount of people that now live here let alone the 1000s more that are moving in! There are hundreds of apartments about to open at dos Lagos and 100s of homes about to be built off Cajalco! Yet there are no future school plans and only a few roads being widened! I work for the CNUSD and as a teacher I can tell u our schools are so over crowded! In fact I had to ask for a transfer to get my son in the school he is currently in! Our neighborhood was designated as Santiago HS , but Santiago is full so they switched us as well as sycamore creek to Centennial HS which is FARTHER!!!! Luckily I was able to get the transfer to Santiago! Also if you do end up building in south corona and the families with young children figure out that their kids will have to be driven further to a school with lower ratings, those families will move!!! I see it happening constantly! People are moving away from south corona because of the congestion, lack of schools and roads! There isn't even sidewalks! Now Terramor will open and the roads will be more crowded!!! I'm sorry I would love to see south corona developed, but not like this!!!!

Sincerely,
Athena Nassar

Sent from my iPhone

On Oct 26, 2017, at 3:49 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Athena,

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Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:06 PM
To: 'brandon@upliftseo.net'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Brandon,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:45 PM
To: 'catia@rickmorgan.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Catia,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:06 PM
To: 'cnciseri53@gmail.com'
Cc: Mike Naggar
Subject: 83 homes of Temescal

Dear Christine,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: christine eddow <ceddowdpt@yahoo.com>
Sent: Thursday, October 26, 2017 4:35 PM
To: Carissa Hainsworth
Subject: Re: 83 homes off Temescal

Follow Up Flag: Follow up
Flag Status: Flagged

[Mrs. Hainsworth,](#)

One of my patients was a primary engineer on the 15 to 91 project. He admitted it was all just temporary relief at best. The addition of the fast track and HOV made things worse in my opinion. Extending that will just add to the misery.

My complaint stands.

[Dr. Eddow](#)

Dr. Christine Eddow, PT, PhD, DPT, OCS, WCS, CHT

Physical Therapist/Certified Hand Therapist/Board Certified Orthopedic Specialist/Board Certified Women's Health Specialist

From: Carissa Hainsworth <carissa@naggarinc.com>
To: christine eddow <ceddowdpt@yahoo.com>
Cc: Mike Naggar <mike@naggarinc.com>
Sent: Thursday, October 26, 2017 4:21 PM
Subject: RE: 83 homes off Temescal

[Mrs. Eddow,](#)

Thank you so much for your response.

For what it's worth, I have sat through the same traffic. In hopes of giving you some sort of reassurance, \$50 million has been approved to extend the HOV lanes on the 15 freeway. Also, the links below should give you some relief in knowing that the traffic problem is already being sorted out and that it will actually be better before our project breaks ground:

<http://rcprojects.org/cajalco/>

<http://rcprojects.org/temescal-canyon-improvements-project/>

Also, we hired a professional traffic engineer (Kunzman & Associates) who found that the current commercial zoning would generate more traffic than a residential community. See below:

Trip Generation Comparison

LandUse	Quantity	Units ¹	Morning			Evening		
			Inbound	Outbound	Total	Inbound	Outbound	Total
Office ²	83.799	TSF	143	20	163	29	143	172
SingleFamilyDetachedResidential ³	88	DU	17	50	67	55	33	88
Difference			126	+30	96	+26	110	84

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: christine eddow [mailto:ceddowdpt@yahoo.com]
Sent: Thursday, October 26, 2017 4:10 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Ms. Hainsworth,

It now takes me 30 minutes just to merge onto the 15 North freeway from Knabe to Weirick or from Temescal if I opt to backtrack. It takes an additional 30 to 45 minutes to reach the 91 on the 15 North when traveling in the morning. Returning home in the evening is similar. This area cannot accommodate anymore homes. I have lived here since 1990 and this is ridiculous. My complaint stands. I object to your project as does my husband.

Dr. Eddow

*Dr. Christine Eddow, PT, PhD, DPT, OCS, WCS, CHT
Physical Therapist/Certified Hand Therapist/Board Certified Orthopedic Specialist/Board Certified Women's Health Specialist*

From: Carissa Hainsworth <carissa@naggarinc.com>
To: christine eddow <ceddowdpt@yahoo.com>
Cc: Mike Naggar <mike@naggarinc.com>
Sent: Thursday, October 26, 2017 3:59 PM
Subject: 83 homes off Temescal

Dear Christine,

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:40 PM
To: 'leos6@live.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Christine,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:48 PM
To: 'clarissacastello@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Clarissa,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:42 PM
To: 'ckiker@gmail.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Corie,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 1:25 PM
To: 'Cyndi Goodwin'
Subject: RE: 83 homes off Temescal

The answer is yes. The traffic starts at Indian Truck trail and doesn't clear up until around the Ontario exit. I was trying to show you that improvements are in effect as we write these emails.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Cyndi Goodwin [mailto:cynthiagoodwin@msn.com]
Sent: Monday, October 30, 2017 1:23 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

So I take it your answer is noyou don't have to drive that direction and you don't know what it's like now with the new express lane problems.

Cyndi

From: Carissa Hainsworth <carissa@naggarinc.com>
Sent: Monday, October 30, 2017 1:18:11 PM
To: Cyndi Goodwin
Subject: RE: 83 homes off Temescal

Good afternoon Cynthia,

I understand your frustration as I have dealt with the same traffic living in Lake Elsinore (I used to have a 1 hour commute from Lake Elsinore to Corona before I started working with Mr. Naggar). I know it will take a lot for you to truly believe that road improvements are constantly happening and before this project breaks ground, most of the desired improvements you wish for will have been completed. Please see the attached pdf for proof of this. I've lived in this area for over 30 years and I remember when the 15 freeway was just a two lane road. I have seen the constant improvement of the roads over the past 30 years as this area grows and we can't have one without the other. In order for roads to improve we need more residents to contribute to the economy. In order to support more residents we need to continue to improve the roads. They go hand in hand. I hope the attachment will give you hope and confidence that road improvements will never stop (I've been watching road improvements happen in this area my whole life), it will just take time and while it cannot happen overnight, it is still happening. We all wish it could happen faster but the important thing is that it is happening, this is not an empty promise, it is current events.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Cyndi Goodwin [<mailto:CynthiaGoodwin@msn.com>]
Sent: Monday, October 30, 2017 11:23 AM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Hello
Have you ever driven on a Monday morning about 6:45-7 am from your proposed location to Eastvale?
Cynthia

From: Carissa Hainsworth <carissa@naggarinc.com>
Sent: Thursday, October 26, 2017 3:58 PM
To: cynthiagoodwin@msn.com
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Cynthia,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:54 PM
To: 'damienadress@hotmail.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Damien,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:05 PM
To: 'wiggs92@hotmail.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Dana,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:38 PM
To: 'danici.sammons@gmail.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Danici,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:47 PM
To: 'marriedbythelake@gmail.com'
Subject: 83 homes of Temescal

My apologies Cathie. I saw the name David attached to this email address but I saw you were the one who wrote the letter of concern about the project.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:44 PM
To: 'marriedbythelake@gmail.com' <marriedbythelake@gmail.com>
Cc: Mike Naggar <mike@naggarinc.com>
Subject: 83 homes of Temescal

Dear David,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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445 S. D Street
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(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:46 PM
To: 'dwvicente@hotmail.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear David,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:00 PM
To: 'dcwhite01@att.net'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Deena,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:02 PM
To: 'dianelynnphotos@gmail.com'
Cc: 'Michael Naggar'
Subject: 83 homes off Temescal

Dear Diane,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 1:41 PM
To: 'Kevin Dillon'
Subject: RE: 83 homes off Temescal
Attachments: Temescal Valley Road Improvements.pdf

Dear Kevin,

Thank you so much for the response. I understand the shortage of water is not just in Corona but in California as a whole. Everyone in the state should collectively be rationing their water usage.

As for the traffic situation, I understand your frustration as I have dealt with the same traffic living in Lake Elsinore (I used to have a 1 hour commute from Lake Elsinore to Corona before I started working with Mr. Naggar). I know it will take a lot for you to truly believe that road improvements are constantly happening and before this project breaks ground, most of the desired improvements you wish for will have been completed. Please see the attached pdf for proof of this. I've lived in this area for over 30 years and I remember when the 15 freeway was just a two lane road. I have seen the constant improvement of the roads over the past 30 years as this area grows and we can't have one without the other. In order for roads to improve we need more residents to contribute to the economy. In order to support more residents we need to continue to improve the roads. They go hand in hand. I hope the attachment will give you hope and confidence that road improvements will never stop (I've been watching road improvements happen in this area my whole life), it will just take time and while it cannot happen overnight, it is still happening. We all wish it could happen faster but the important thing is that it is happening, this is not an empty promise, it is current events.

Carissa A. Hainsworth

445 S. D Street
Perris, CA 92570
(951) 437-4329

-----Original Message-----

From: Kevin Dillon [mailto:kdillon66@att.net]
Sent: Friday, October 27, 2017 11:31 AM
To: kdillon66@att.net; Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

It isn't the building of a nicely planned community. Its the TRAFFIC. Building one house adds to the mess. Until our traffic situation improves the situation of adding to the problem with more cars is poor planning.

And beyond the traffic problem, we have been asked for the last few years to cut down on our water usage by 25%. Then we hear of numerous apartment complexes and thousands of homes planned in the very near future. What about the water problem?

Your 83 home planned project is adding to the woes of this cities problems. Traffic and Water. Traffic we have way too much of, and the scarcity of water is a real problem for the future of Corona.

Kevin Dillon
909-821-2161

On Thu, 10/26/17, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Subject: 83 homes off Temescal
To: "kdrillon66@att.net" <kdrillon66@att.net>
Date: Thursday, October 26, 2017, 1:39 PM

Dear Kevin,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A.
Hainsworth

445

S.

D Street

Perris,

CA 92570

(951)

437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:39 PM
To: 'Elsie'
Cc: Mike Naggar
Subject: RE: 83 homes off Temescal

I definitely feel you Elsie,

I have sat through the same traffic. The links below should give you some relief in knowing that the traffic problem is already being sorted out and that it will actually be better before our project breaks down:

<http://rcprojects.org/cajalco/>

<http://rcprojects.org/temescal-canyon-improvements-project/>

Also, we hired a professional traffic engineer (Kunzman & Associates) who found that the current commercial zoning would generate more traffic than a residential community. See below:

LandUse	Quantity	Units ¹	Morning			Evening		
			Inbound	Outbound	Total	Inbound	Outbound	Total
Office ²	83.799	TSF	143	20	163	29	143	172
SingleFamilyDetachedResidential ³	88	DU	17	50	67	55	33	88
Difference			126	+30	96	+26	110	84

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Elsie [mailto:joselazatin@yahoo.com]
Sent: Thursday, October 26, 2017 2:32 PM

To: Carissa Hainsworth <carissa@naggarinc.com>

Subject: Re: 83 homes off Temescal

Thank you for responding , I guess the biggest concern is the homes /condos / apts going up before the roads . Is this the case , or will the roads be taken care of first . Because I'm sure that's what all the new communities said at the beginning and if you lived here you would def be frustrated at the horrible traffic , even thru our neighborhoods just to get to school. Leaving one hour before school starts and sometimes still being late is just not right . But yes , I understand we must not know everything about these new homes so I'm opened to hearing more , thank you !

Sent from my iPad

On Oct 26, 2017, at 2:00 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Elsie,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 2:24 PM
To: 'grjlucy@aol.com'
Cc: rbrady@rivco.org
Subject: RE: 83 homes off Temescal
Attachments: Temescal Valley Road Improvements.pdf

Good afternoon Mr Garrison,

Yes, you are correct, the plan is for 83 homes. Please see the attached pdf to show the future improvements you are requesting.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: grjlucy@aol.com [mailto:grjlucy@aol.com]
Sent: Friday, October 27, 2017 10:28 AM
To: Carissa Hainsworth <carissa@naggarinc.com>
Cc: rbrady@rivco.org
Subject: Re: 83 homes off Temescal

Mike, Carissa,

The information I have is 83 homes. Is this not correct ?

Your email mentions future road improvements. My question is what exact improvements and timeline.

As I mentioned in my letter of opposition, the section of Temescal Canyon Rd in question is the only travel alternative to the 15 Fwy. Additionally, from Maitri Rd north to Lawson Canyon, it is single lane. This does not support existing traffic.

This section Of Temescal Canyon Rd already has one improvement project that has been delayed until sometime after the school year, due to volume of traffic.

Ron Garrison

-----Original Message-----

From: Carissa Hainsworth <carissa@naggarinc.com>
To: grjlucy <grjlucy@aol.com>
Cc: Mike Naggar <mike@naggarinc.com>
Sent: Thu, Oct 26, 2017 2:20 pm
Subject: 83 homes off Temescal

Dear Ron,

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:36 PM
To: 'nhiltner1@sbcglobal.net'
Cc: Mike Nagggar
Subject: 83 home off Temescal

Dear Mr. and Mrs. Wm. Hiltner,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



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Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:19 PM
To: 'colburnhom@sbcglobal.net'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Jennifer,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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(951) 437-4329

Carissa Hainsworth

From: Mike Naggar
Sent: Friday, October 27, 2017 12:55 PM
To: Jessica Hatcher
Cc: Carissa Hainsworth; rbrady@rivco.org
Subject: Re: 83 homes off Temescal

Hi Jessica,

Our project was once residential and it was changed in 2011 to office/commercial. Office commercial is a greater traffic generator. Our project will reduce traffic trips by 400 a day. There are many road projects planned in the area. We will also be widening our portion of Temescal Canyon Road and adding a regional trail. We will keep one third of our project as permanent open space in addition to trails and open space internal to our project that are amenities to the project including a dog park.

I know this may not alleviate all of your frustration, but we are doing all our little project can do to minimize its impacts.

I do want thank you for taking the time to write back and we will remain available to talk our write if you wish to follow up.

Kind Regards,

Mike

On Oct 26, 2017, at 9:12 PM, Jessica Hatcher <jessicahatcher@gmail.com> wrote:

Hi Carissa,

Thank you for your reply. I'm in opposition of your proposed development as I use these roads daily which are a nightmare of traffic. I leave anywhere between 6am and 6:30 and have to plan at least an hour to get me out of South Corona. This is ridiculous! I've lived here for two years now and the traffic has gotten worse each week that passes. Your proposed development along with all the others already approved are only making this community unbearable with feeling trapped.

The county has not done anything to address traffic and I will be an active opposer of this and any other new developments trying to come in until the local roads and freeway are addressed.

Kind regards,
Jessica

On Oct 26, 2017, at 3:57 PM, Carissa Hainsworth
<carissa@naggarinc.com> wrote:

Dear Jessica,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:16 PM
To: 'jqalls13@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Jessica,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



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(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:14 PM
To: 'jgledbythespirit3@gmail.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Community member,

Your name wasn't signed to the letter sent to Russell Brady, I apologize for not being able to address you by name.

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:56 PM
To: 'gibson13820@yahoo.com'
Cc: 'Michael Naggar'
Subject: 83 homes off Temescal

Dear Jim and Karen,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:56 PM
To: 'jimmyf715@icloud.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Jimmy & Lily Fong

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:02 PM
To: 'johnmendez068@gmail.com'
Cc: 'Michael Naggar'
Subject: 83 homes off Temescal

Dear John,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:01 PM
To: 'klaylady@aol.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Katie,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:22 PM
To: 'katieharris1@aol.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Katie,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:35 PM
To: 'Kelli Noss'
Subject: RE: 83 homes off Temescal

Hi Kelli,

Here is a schedule of all of the meetings they were held:

- April 2015: Temescal Municipal Advisory Committee meeting, introduction to project
- July 2015: Butterfield HOA community meeting
- July 2015: Temescal Valley Development Committee meeting
- Sept 2015: Meeting with Temescal Valley Development Committee
- Sept 2015: Butterfield HOA community meeting
- Nov 2015: Meeting with Temescal Valley Development Committee with real estate broker and traffic consultant
- February 2016: Temescal Municipal Advisory Committee meeting with traffic engineer
- May 2016: Temescal Municipal Advisory Committee meeting
- Nov 2016: Derrigo Study completed followed by Temescal Municipal Advisory Committee and Temescal Valley Development Committee meetings

I personally visited Wrangler Way in the early evening on Friday, Oct 20.

I have suffered through the same traffic. The links below, should give you some relief knowing that the traffic problem is currently being worked on and will have already been improved by the time our project breaks ground:

<http://rcprojects.org/cajalco/>

<http://rcprojects.org/temescal-canyon-improvements-project/>

Carissa A. Hainsworth



445 S. D Street
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(951) 437-4329

From: Kelli Noss [mailto:kellinoss@live.com]
Sent: Thursday, October 26, 2017 3:27 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Carissa,

Can you confirm when those six community meetings were held?

When was the last time you and Mr. Nagger were out to the property? Have you seen what Temescal Canyon looks like during morning commute hours since the toll lanes were opened in May?

Kelli Noss

From: Carissa Hainsworth <carissa@naggarinc.com>
Sent: Thursday, October 26, 2017 1:40 PM
To: kellinoss@live.com
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Kelli,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:17 PM
To: 'Kristie Bertucci'
Cc: Mike Naggar
Subject: RE: 83 homes at Temescal

I definitely feel you Kristie,

I have sat through the same traffic. The links below should give you some relief in knowing that the traffic problem is already being sorted out and that it will actually be better before our project breaks down:

<http://rcprojects.org/cajalco/>

<http://rcprojects.org/temescal-canyon-improvements-project/>

Also, we hired a professional traffic engineer (Kunzman & Associates) who found that the current commercial zoning would generate more traffic than a residential community. See below:

LandUse	Quantity	Units ¹	Morning			Evening		
			Inbound	Outbound	Total	Inbound	Outbound	Total
Office ²	83.799	TSF	143	20	163	29	143	172
SingleFamilyDetachedResidential ³	88	DU	17	50	67	55	33	88
Difference			126	+30	96	+26	110	84

Carissa A. Hainsworth



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From: Kristie Bertucci [mailto:bertucci_kristie@yahoo.com]
Sent: Thursday, October 26, 2017 4:05 PM
To: Carissa Hainsworth <carissa@naggarinc.com>

Cc: Mike Naggar <mike@naggarinc.com>

Subject: Re: 83 homes at Temescal

Easy...I am opposed to the new project because of all the extra cars, more air pollution, and the fact that we just don't have the infrastructure to handle any more people! What we need here are more food options, stores, etc. We have enough homes!

On Thursday, October 26, 2017, 2:10:37 PM PDT, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Kristie, Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:08 PM
To: 'omysam@aol.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Linda,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:44 PM
To: 'lisakurzhal@me.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Lisa,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 2:36 PM
To: 'Lisa Lorber'
Subject: RE: 83 homes off Temescal
Attachments: Temescal Valley Road Improvements.pdf

Hi Lisa,

Thank you for getting back to me. Please take a look at the pdf attached. You will see that the improvements you are looking for will take place before the project ever breaks ground.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Lisa Lorber [mailto:lisalorber416@gmail.com]
Sent: Friday, October 27, 2017 12:19 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Afternoon,

My opposition to this project is simple and clear. This area is overgrown with the current infrastructure of roads, healthcare, and schools. For the current residents of this area it takes over one hour to get to high school. That is absolutely ridiculous! Your project of adding 83 homes additional to this area, will only increase these travel times and cause more congestion in the area. You say you have future road improvements, future doesn't matter. We are dealing with the here and now. What happens in the event of a natural disaster and evacuation ??? We have such a limited access to get out of this valley how can you possibly add more homes?

Very concerned,
Lisa Lorber

Sent from my iPhone

On Oct 26, 2017, at 2:44 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Lisa

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Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:08 PM
To: 'lisarenee27@gmail.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Lisa,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:08 PM
To: 'lisserra999@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Lisa,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:03 PM
To: 'loiswhitfield1950@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Lois,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:34 PM
To: 'mnmbrown@yahoo.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Mandy,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Sincerely,

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:04 PM
To: 'mrsbishara@gmail.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Maram,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:55 PM
To: 'Micah Anderson'
Cc: Mike Naggar
Subject: RE: 83 homes off Temescal
Attachments: SIDEWALK-TRAIL EXHIBIT_VTTM 37153-TRANSPARENT.pdf; Amenities.pdf

Hello Micah,

I attached an exhibit that calls out these amenities. As you may know, the county of Riverside has a series of regional trails and the trail that runs along the frontage of the property will be registered as part of the regional trail system. It is a gated community so the trail that is part of the community which leads to the regional trail will only be accessible to the members of the community. Also, you will see a little more detail in the second attachment. The total acreage of the property is a little over 14 acres. With the trails, recreation center, dog park and detention basin, the total open space equals approximately 1/3 of the property.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Micah Anderson [mailto:micah@trexbillet.com]
Sent: Thursday, October 26, 2017 3:49 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Cc: Mike Naggar <mike@naggarinc.com>
Subject: Re: 83 homes off Temescal

I would like to know about these aspects of the proposed community, such as open space, trails, and future road improvements for the region.

It seems that the encroaching developments all over the area leave little of the aforementioned.

On Thu, Oct 26, 2017 at 1:43 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Micah,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street

Perris, CA 92570

[\(951\) 437-4329](tel:9514374329)

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MICAH ANDERSON
micah@trexbillet.com

Phone: 951-270-5388

www.TrexBillet.com

Project Marketing Manager
T-Rex Truck Products, INC.

2365 Railroad Street
Corona, 92880
California • USA



LAS VEGAS
OCT. 31 - NOV. 3

SOUTH HALL - 2ND FLOOR
BOOTH# 35033



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Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:22 PM
To: 'altaloman@me.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Michael,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:21 PM
To: 'Mike Yahoo'
Cc: Mike Naggar
Subject: RE: 83 homes off Temescal

Thank you Mike!

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Mike Yahoo [mailto:psuwc114@att.net]
Sent: Thursday, October 26, 2017 4:19 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Thanks for your note, I will try to call your office either tomorrow or Monday to get more information.

Sent from my iPhone

On Oct 26, 2017, at 2:16 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Mike,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 10:57 AM
To: 'Jon Monroe'; Mike Naggar
Cc: rbrady@rivco.org
Subject: RE: 83 homes off Temescal
Attachments: Temescal Valley Road Improvements.pdf

Good morning Mr. Monroe,

I understand your frustration as I have dealt with the same traffic living in Lake Elsinore (I used to have a 1 hour commute from Lake Elsinore to Corona before I started working with Mr. Naggar). I know it will take a lot for you to truly believe that road improvements are constantly happening and before this project breaks ground, most of the desired improvements you wish for will have been completed. Please see the attached pdf for proof of this. I've lived in this area for over 30 years and I remember when the 15 freeway was just a two lane road. I have seen the constant improvement of the roads over the past 30 years as this area grows and we can't have one without the other. In order for roads to improve we need more residents to contribute to the economy. In order to support more residents we need to continue to improve the roads. They go hand in hand. I hope the attachment will give you hope and confidence that road improvements will never stop (I've been watching road improvements happen in this area my whole life), it will just take time and while it cannot happen overnight, it is still happening. We all wish it could happen faster but the important thing is that it is happening, this is not an empty promise, it is current events.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Jon Monroe [mailto:monroejon@yahoo.com]
Sent: Saturday, October 28, 2017 4:14 PM
To: Mike Naggar <mike@naggarinc.com>
Cc: Carissa Hainsworth <carissa@naggarinc.com>; rbrady@rivco.org
Subject: Re: 83 homes off Temescal

Mike:

See notes below following your comments. I used an asterisk to separate.

Jonathan Monroe

On Oct 27, 2017, at 1:08 PM, Mike Naggar <mike@naggarinc.com> wrote:

Hi John,

Thanks for taking the time write back, I put our responses below in caps. FYI, Im not yelling :)

Let me know if you need anything further.

Kind Regards,

Mike

On Oct 26, 2017, at 7:18 PM, Jon Monroe <monroejon@yahoo.com> wrote:

Carissa:

The development application you firm represents is one of many in Temescal Valley/South Unincorporated Corona.

As per my email to the County my primarily concern is related to severe and significant traffic along our surface streets and freeways.

YES. THIS IS A CONCERN I HEAR REPEATED. A NUMBER OF ROAD IMPROVEMENTS ARE PLANNED AS A RESULTS OF SYCAMORE CREEK AND TERRAMORE PROJECTS. THERE ARE ALSO A NUMBER OF PROJECTS PLANNED TO WIDEN TEMESCAL CANYON ROAD. OUR PROJECT, WAS RESIDNETIAL, GOT CHANGED TO OFFICE/COMMERCIAL AND WE ARE CHANGING IT BACK TO RESIDENTIAL. THIS CHANGE ACTUALLY REDUCE DAILY TRIPS BY ABOUT 400. **Trip reduction? Really? I'd commercial businesses such as grocery, restaurants, or plain old businesses were located in this location the so-called trip increase would logically be for through traffic of existing residents; possibly some visitors. With your request for new residential your adding trips. Not sure how your 3 year old traffic study calculates a trip reduction but it makes no sense Mike. We can fundamentally disagree on this topic. What I can tell you is our traffic is horrific now; we've had a recent spike in power outages due to infrastructure issues and your application for residential construction is not to the existing residents benefit. However, your developer would cash in so I understand your motive.

I provided many examples but from a personal standpoint I'll share with you that my residence, located in the Retreat Community, is approximate one mile from the freeway and it currently takes me 25-30 minutes to just get onto the 15 freeway in the morning and another 20-25 minutes to get to the 91 freeway (which is approximately 4-5 miles from my on ramp.

THE COUNTY HAS OBTAINED 50 MILLION IN FUNDING TO EXTEND THE HOV LANES TO HWY 74. **Lets be clear, the \$50MM is the funding cash to complete prelim requirements for "toll lanes". Users of the toll lanes will pay for the actual infrastructure cost. The state has forgotten about us out here and any new developers, in my opinion, should pony up and assist the state with funding. It's logical thinking Mike, those that come later in the process should carry a higher financial burden. If your developer needs to increase the sales price of his property to make the profits they need to, them so be it.

This in my opinion is horrific and the primary reason I object to your development application and/or any other development application in he area.

DULY NOTED

My understating is the application you submitted included a traffic study which was 2.5-3 years old; which in my opinion is out dated and not representative of our current traffic situation. The 91 freeway toll lane completion within he last 13 months has been detrimental to Temescal Valley and has deteriorated our 15 freeway which is an artery for us here in Temescal Valley.

THE TRAFFIC STUDY TOOK INTO ACCOUNT ALL PROJECTS AT THE TIME AND THAT WERE PLANNED SO IT IS CURRENT AND ACCURATE. IT WAS SCOPPED AND APPROVED BY THE COUNTY TO ENSURE ACCURACY. WE WILL BE WIDENING OUR PORTION OF TEMESCAL CANYON ROAD AND ADDING A REGIONAL TRAIL. ** it'd be interesting took back on projects your study assumed 3 years ago and see if the results reflected the horrific traffic on surface streets and highways that we're experiencing today. For some reason I'll bet the projections/results are no where near what we're experiencing. I'd also be curious if your studies showed the constant power outages we're experiencing due to over loaded infrastructure and heavy loads on the area.

With each new development additional residents crowd or streets and freeways and the County, RCTC and the City of Corona have NOT proactively identified or executed a solution and as a result we here in Temescal Valley are suffering.

ACTUALLY, I WILL DISAGREE WITH YOU HERE. COUNTY AND RCTC HAS BEEN VERY PROACTIVE. FREEWAYS ARE THE RESPONSIBILITY OF THE STATE AND THERE ARE NO POTS OF MONEY OUT THERE. ROAD IMPROVEMENTS THESE DAYS ARE DEVELOPMENT DRIVEN WHICH MEANS FEES COLLECTED FROM DEVELOPMENT GOES TO DO THE IMPROVEMENTS. I WISH THE CITIES AND THE COUNTY HAD MONEY TO DO IMPROVEMENTS FIRST BECAUSE IT CREATES CONDITIONS LIKE YOU DESCRIBED, BUT THEY ARE WORKING ON IT. ** We can agree to disagree. The City of Corona is doing a horrible job. They're interested in development but not reinvesting on their roads and highways. The 91 projects may have helped provide some with a "pay for use" option but down here in Unincorporated South Corona our commutes just to get to the toll lane improvements have tripled if not quadrupled. Why would any of us existing residents say yes to a despondent that adds to our mess until the County, state, city and transportation authority do their jobs and fix what's broken down here?? You've got an uphill battle Mike. Good luck. RCTC is behind the 8 ball and you have 3 City of Corona council members up for recall by the city voters due to mismanagement of the city with a huge emphasis on roads and transportation complaints. I'm sure your aware.

It's not my job to bless every developer who wants to build homes and profit off the backs of us residents who live in Temescal Valley. I'm a 13 year resident of the area and have seen the deterioration first hand.

DULY NOTED. I WOULD DISAGREE AS MANY PEOPLE PROFIT FROM DEVELOPMENT. PROBABLY EVEN YOU IN AN INDIRECT WAY. **Not me Mike. But your developer will benefit as will the County if they obtain property tax funding. And most likely the local business's that your residents would purchase merchandise from. But again, not me.

My recommendation to the County and RCTC would be to require ANY AND ALL developers in Temescal Valley to contribute to a transportation fund for freeways and surface streets so our residents can have the freeways expanded, surface streets improved and infrastructure in the area brought to a level that will provide some relief to our existing residents.

THIS IS ALREADY OCCURRING. **Well IF it is, then it's not enough and the money is being mismanaged in my opinion. The 15 freeway has been 3 lanes since 1990 and the surface roads are almost all single lane each direction unless a large community is present. The transportation strategy around here is like funnel. Take too many lanes and squeeze them into many less lanes. Look at the 15. 6 lanes down to the 3 lanes built in 1990. Nice!!!!!!

There is a plan for toll lanes on the 15 freeway and in my opinion that's unacceptable as is a "pay to use" situation; which isn't fair and/or reasonable.

DULY NOTED.

Again, if developers want to make money off our backs then invest enough of your profits on the front end to make a difference. Maybe just maybe if every developer in Temescal Valley improved the infrastructure and committed funding to our roads and freeways we wouldn't be in the situation we are today!!!!

LOTS OF NEW ROAD IMPROVEMENTS ARE PLANNED. **Planned? Well let's see them executed and in action before we approve any further development. If the counties and surrounding cities support growth; then plan, build, execute and then and ONLY then approve. Right now we receive plans and promises and don't see any action. We're all waiting to see the plans executed. It's not happening yet.

Full disclosure, I'm a director of the Retreat community board of directors and I'm speaking for a huge majority of the 520 members/homeowners that we will continue to object to new development applications until the traffic and infrastructure problems are addressed and corrected.

NOTED. I THINK MANY, MANY PEOPLE OBJECTED TO THE RETREAT DEVELOPMENT FOR THE SAME REASONS. ** I lived in the neighboring community called Wild Rose when the Retreat was constructed. The homes in the retreat were large lot and large build single family homes Mike. We're taking about 520 homes on 350 acres. They added value to the surrounding area. Your plan is asking for 83 units ok 9 acres? Your plan is 2 story detached condos/townhouse style? How does that add value to the surrounding communities Mike? All neighboring communities don't see the value in adding high density housing Mike. To many cars and not enough benefit. It's pretty simple for all of us. But I get it, you developer wants to squeeze in as many structures as he can to maximize profits.....just like the new owner of the Champions Club is trying to pressure he Retreat into doing. It's to much Mike. Your developers are strong greedy. My opinion.

Cheers,

CHEERS BACK!

*Cheers, I appreciate the communication. But my opinion is unchanged. We need help down here; not empty promises.

Jonathan Monroe

On Oct 26, 2017, at 1:37 PM, Carissa Hainsworth
<carissa@naggarinc.com> wrote:

Dear Mr. Monroe,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community.. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:08 PM
To: 'Nans4Him@aol.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Nancy,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:02 PM
To: 'noverleycollins@yahoo.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Nichole,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Monday, October 30, 2017 2:52 PM
To: 'trixieand@gmail.com'
Subject: FW: 83 homes off Temescal
Attachments: Temescal Valley Road Improvements.pdf

Here is what we have so far (see attached pdf)

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

From: Mike Naggar
Sent: Friday, October 27, 2017 2:22 PM
To: Patricia Anderson <trixieand@gmail.com>
Cc: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: 83 homes off Temescal

Hi Patricia,

We will be widening Temescal Canyon Road and adding a regional multipurpose trail. the property is 15 acres. One third or about 5 acres will be permanent open space. there is about another 2 acres of private open space on the property.

There are a number of regional road improvements planned that are not part of our development. We are compiling that list now because it seems people have an interest in knowing. We would be happy to send it to you when we are done

Kind Regards,

Mike

On Oct 26, 2017, at 5:14 PM, Patricia Anderson <trixieand@gmail.com> wrote:

Thank you for your email. What are your plans for open space, trails and future road improvements for the region?

Thank you,

Patricia

Sent from my iPhone

On Oct 26, 2017, at 3:47 PM, Carissa Hainsworth
<carissa@naggarinc.com> wrote:

Dear Patricia and Christopher,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:15 PM
To: 'plopez1978@icloud.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Patricia,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:23 PM
To: 'patrickbreen10@gmail.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Patrick,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 1:43 PM
To: 'Peter.Cutuli@Cevalogistics.com'
Cc: Mike Naggar
Subject: 83 homes of Temescal

Dear Peter,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:05 PM
To: 'reenehandsaker67@gmail.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Renee,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:18 PM
To: 'hamer84@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Sarah,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 2:09 PM
To: 'bravostein@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Sarah,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:07 PM
To: 'thewickedq01@sbcglobal.net'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Stacey,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Mike Naggar
Sent: Friday, October 27, 2017 2:18 PM
To: Susan Fischetti
Cc: Carissa Hainsworth; rbrady@rivco.org
Subject: Re: 83 homes off Temescal

comments below

On Oct 27, 2017, at 2:05 PM, Susan Fischetti <susan7066@att.net> wrote:

Widen the road before building homes.

WE PLAN TO

I don't believe adding 83 homes will reduce traffic.

COMMERCIAL OFFICE, ITS CURRENT ZONING, IS THE GREATER TRAFFIC GENERATOR. RESIDENTIAL GENERATES LESS. OK IF YOU DO NOT BELIEVE.

You stated the best solution: Don't build them.

NOTED

KIND REGARDS

MIKE

From: Mike Naggar [<mailto:mike@naggarinc.com>]
Sent: Friday, October 27, 2017 12:49 PM
To: Susan Fischetti <susan7066@att.net>
Cc: Carissa Hainsworth <carissa@naggarinc.com>; rbrady@rivco.org
Subject: Re: 83 homes off Temescal

Greetings Susan,

Please see my responses below in caps. FYI Im not yelling :)

Let me know if you need anything more.

Mike

On Oct 27, 2017, at 12:46 AM, Susan Fischetti <susan7066@att.net> wrote:

Carissa, the misinformation is on your part. I understand the traffic studies used are from 2014 and 2015. Really?

THE STUDIES ARE CONDUCTED TAKING INTO ACCOUNT ALL PROJECTS THAT ARE PLANNED AT THE TIME .. THIS IS DONE IN WHAT IS CALLED "CUMULATIVE

ANALYSIS” AND CAN BE FOUND IN THAT SECTION OF THE STUDY. ADDITIONALLY THE STUDY WE CONDUCTED IS USED TO DETERMINE HOW TO MITIGATE OUR IMPACT TO BELOW A LEVEL OF SIGNIFICANCE WHICH IT DOES. THE CHANGE FROM OFFICE BACK TO RESIDENTIAL IS A TRAFFIC REDUCER OF ABOUT 400 TRIPS PER DAY. WE WILL ALSO BE WIDENING TEMESCAL CANYON ROAD.

Traffic has significantly increased since then. How about a current traffic study? And where will these future residents go to get on the 15 freeway? Temescal Canyon Road, which is already overwhelmed with traffic. Why don't you all come down here on a weekday between 6 and 8 a.m. and see for yourselves?

NOTED. PLEASE SEE ABOVE. OUR PROJECT IS A TRAFFIC REDUCER. THE ONLY WAY TO REDUCE IT MORE IS NOT TO BUILD IT.

Open space? How much open space could you have after putting 83 buildings on 9 acres? And *future* road improvements? How about making road improvements before building homes? And having only one way in and out of the project seems dangerous. This development is ill-advised, and should go back to commercial.

THE PROJECT SITS ON 15 ACRES. ONE THIRD, OR ABOUT 5 ACRES WILL BE PERMANENT OPEN SPACE. THIS IS IN ADDITION TO INTERNAL TRAILS, PRIVATE REC CENTER AND POOL, AND A DOG PARK.

Susan Fischetti

From: Carissa Hainsworth [<mailto:carissa@naggarinc.com>]
Sent: Thursday, October 26, 2017 3:08 PM
To: susan7066@att.net
Cc: Mike Naggar <mike@naggarinc.com>
Subject: 83 homes off Temescal

Dear Susan,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:46 PM
To: 'tarairvine83@yahoo.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Tara,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 3:00 PM
To: 'tessbreen17@gmail.com'
Cc: Mike Naggar
Subject: 83 homes off Temescal

Dear Tess,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Carissa Hainsworth

From: Carissa Hainsworth
Sent: Thursday, October 26, 2017 4:05 PM
To: 'lieutonium@yahoo.com'
Cc: Mike Nagggar
Subject: 83 homes off Temescal

Dear Tony,

Our Names are Mike Nagggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Brady, Russell

From: cindy0119 <cindy0119@gmail.com>
Sent: Monday, October 30, 2017 12:23 AM
To: Brady, Russell
Cc: dorozco831@yahoo.com
Subject: Tentative Tract Map No. 37153.

To Whom It May Concern,

We are residents in Temescal Valley and we do not feel that approving a new housing development would be in the best interest of the current residents, at this point in time.

We currently have a major transportation issue that has not been resolved by the city nor the school district. Until a resolution plan is put into place to alleviate the current traffic congestion, adding any additional housing is not ideal. The current transportation issue adds a daily stress to the current residents commute to and from work/school and, despite what the research stated in the 2014 traffic study, adding another neighborhood WILL, indeed, make an HUGE impact on our local road traffic and daily lives.

One significant factor that was not foreseen in the 2014 study was the opening of the I-15/I-91 toll roads. The toll roads opened up early 2017 and this one event has added a significant amount of additional travel time to the locals daily commute. Not that the opening of the toll roads has any direct correlation with the proposed building project, but it has added a large amount of stress and frustration to the locals daily life. Starting a new housing project will, inevitably, add to the existing traffic congestion. Also, some of our TV neighborhoods have recently been experiencing an abundance of unexpected blackouts. At least one "unexpected " black out has occurred every month for the past 4 or 5 months. Mostly due to transformers blowing. If there is barely enough energy to sufficiently supply the current residents homes and businesses, how will adding additional homes help this issue? If transformers need to be replaced or if wiring needs to be upgraded, shouldn't these projects take priority over building? The current issues that we are experiencing need to be addressed and resolved before any additional homes get added to our community.

Also, safety is a large concern too. With all these natural disasters happening all over the world, and even local to us with the recent fires, how would we be able to evacuate, if necessary? The I-15 barely moves during rush hour traffic and the adjacent Temescal Valley Road is no better since it is only a 2-way street. What would happen if ALL Temescal Valley residents had to evacuate at the same time? These, are literally, our only 2 means of transportation out of the neighborhood in case of an emergency. That is an extremely scary reality that we might have to face one day.

Our community feels like it is constantly being impeded on, despite our needs and wants. There is project after project after project being proposed and approved...all because we have "open land" available around us. Just because there is a gap between neighborhoods does not mean it needs to have something built on it. A major reason why people chose to live in Temescal Valley is because of the beauty of the location that it is in. It has an exclusive feel to it because it's remote and it's away from all the big businesses and crowded neighborhoods. We have beautiful skylines in the day and we can actually see the stars at night. With all this non stop building going on around us, this will eventually be taken away from us.

BUILDING MORE HOUSES WILL NOT HELP OUR COMMUNITY! Why not approve some other type of building project that could possibly help local residents obtain a decent local job so they no longer have to commute out for work? Why not build a senior assisted living/skilled nursing facility or perhaps the building of a science museum or art museum? Or even a local hospital would be extremely beneficial. Adding homes without adding additional local employment opportunities only hurts our community.

Although the housing proposal's ideas and views of what it's community would look like are absolutely beautiful...it's not right for Temescal Valley.

Please take these statement, and everyone else's statements, into consideration before approving Tentative Tract Map No. 37153.

Respectfully,
David & Cynthia Orozco
9118 Clay Canyon Dr
Temescal Valley CA 92883
California Meadows Residents

Sent from my T-Mobile 4G LTE Device

Brady, Russell

From: Robin Fairfield <dr.robinfairfield@gmail.com>
Sent: Sunday, October 29, 2017 11:22 PM
To: Brady, Russell
Cc: sdfairfield3@gmail.com; wearetv.org@gmail.org
Subject: Tentative Tract Map No. 37153

Hello,

My name is Dr. Robin Fairfield, and I oppose the construction of 830 condos in Temescal Valley.

My husband and I, along with our two children moved to Temescal Valley 20 years ago in order to escape the Orange County traffic and housing congestion. We wanted to raise our children in a rural area. Temescal Valley was the perfect place. We were able to drive our children to school from Carnation Drive to El Cerrito Elementary School in less than seven minutes. There was no traffic at all.

Today, I leave home for work at 6:45am, and I am stuck in traffic on Knabe trying to get to the 15 fwy for a half an hour. I have tried to enter the 15 fwy from Temescal Valley Road, and it's worse because of the new housing and the construction in that area. I've tried different times, and there doesn't seem to be a difference in time. Both Temescal Valley Road and Weirick Road cannot handle the traffic trying to access the 15 fwy.

When I sit in traffic on Knabe, Temescal Canyon Road, or Indian Truck Trail, I look into the other cars, and I see parents with children. Obviously, they are trying to get their children to school. CNUSD no longer offers transportation, which is a separate issue. However, I am concerned about the education of young children. Adding more housing begs the question; where are the children going to go to school? How are we all going to get any where when the 15 fwy is the only road we have. In addition, the 15 fwy is an Interstate which is saturated with large trucks.

I now have two grandchildren living with me. They attend Temescal Valley Elementary School. That school is at capacity. Todd Elementary School is at capacity and building on land that should be used for children's outdoor experiences.

In my personal opinion, adding 830 condos in the Temescal Valley area is ludicrous with our current infrastructure. There aren't enough roads for all of us to drive on. There isn't a master emergency evacuation plan for us. People are taking short-cuts when driving that involve illegal turns. People are driving crazy trying to get to wherever they're going.

Many people are considering moving out of this area because of the housing congestion we already have to endure. If you travel from Cajalco Road near Lake Matthews, you can see the layer of smog settling along the 15 fwy. The residents that live along the 15 fwy are breathing this air. It looks like the 91 fwy.

We do not have the infrastructure to support anymore housing.

Please, do not approve the construction of another 830 condos planned for the Temescal Valley area at this time.

Thank you,

Robin Fairfield, Ed.D.
8851 Carnation Drive
Temescal Valley, Ca. 92883

Brady, Russell

From: bob paul <bobnbarb01@sbcglobal.net>
Sent: Sunday, October 29, 2017 10:25 PM
To: Brady, Russell
Subject: Tentative Track Map No. 37153

The main issue I have with this Tentative Track Map No. 37153 is the lack of infrastructure to support all the new housing in our area. The irresponsible planning done by the Riverside County Planning Commission, the Riverside County Transportation Commission, the Riverside County Board of Supervisors, and the cities in our area is out of control. It doesn't appear that the county works with the various cities, nor does it appear that the "cumulative effect" of traffic has been taken into consideration by the County with all the development projects that have been approved. The rampant use of the **less than significant impact on traffic** "rubber stamp" has resulted in nightmare conditions on local and freeway traffic. Quality of life and public safety have been compromised. Something's got to give !

For years I've heard that Western Riverside County is one of the fastest growing areas in the county, but unfortunately, I don't feel that our area has gotten our "fair share of the pie".

In light of the new toll lane opening on the 15 freeway, and all the new housing developments already built and being planned, I hereby request that a new traffic study be required for this project, and to not rely on the one from 2014. There have been too many significant changes in the past few years.

It's time to "stop" and take a good hard look at what the County is doing, and hold these government agencies accountable for their actions.

Barbara Paul

Brady, Russell

From: Pat McCormick <pat.mccormick@sbcglobal.net>
Sent: Sunday, October 29, 2017 7:20 PM
To: Brady, Russell
Subject: TENTATIVE TRACT MAP NO. 37153.

We are writing to oppose this tract, there should be NO MORE homes constructed before the infrastructure is in place to support them!!

With the additional housing that has been constructed with no apparent restraints or investigation into the impact this was going to have, this has allowed thousands of more vehicles on the I-15 and it's now bumper to bumper traffic just to get on the freeway from our home in Montecito Ranch. It can take us 45 minutes to an hour just to get on the freeway at Knabe/Weirick roads, this is absolutely crazy and should not be acceptable to anyone. From our on-ramp to get past the 91 can be another 30-40 minutes. How can anyone say that there is not significant impact???? The 91 project already made the I-15 drive WORSE for I-15 travelers, it backs traffic up onto the 15 freeway for those waiting in line to access the toll road and in turn backs up the traffic going down the 15 and makes for an extremely hazardous drive. Most recently the Waze and other traffic apps are telling those driving the 15 north from Temecula to get off the freeway and take the side streets- OUR streets to help get around traffic! The building of homes has to stop, the greed has to stop and someone needs to do their job and stand up for the homeowners in this area.

You need to experience this traffic every morning like we do to fully appreciate this ridiculous traffic situation that is growing worse by the day. We hope that you will.

Respectfully,

Michael and Pat McCormick
23524 Aquacate Rd
Corona, Ca 92883

Brady, Russell

From: David Vicente <dwwicente@hotmail.com>
Sent: Sunday, October 29, 2017 5:02 PM
To: Brady, Russell
Subject: Tentative Tract Map No 37153

Please do a new traffic study in the area of this proposed condo tract near the intersection of Campbell Ranch and Temescal Canyon. The traffic has completely changed since the 91 and 15 interchange was completed. It is much heavier and when there is an accident on the 15, the citizens of Sycamore Creek and Horsethief Ranch are trapped with Temescal Canyon no longer a viable alternative. More traffic from this new development will not make the situation better. A new traffic study is warranted. Thank you.

David Vicente

Brady, Russell

From: John Berggren <jwberggren@att.net>
Sent: Sunday, October 29, 2017 4:52 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear Mr. Brady,

I will be unable to attend next Wednesday's Planning Commission public hearing regarding the construction of 83 new condominium units in Temescal Valley. It is my understanding that a traffic study showed the proposed traffic generated by this new housing development would have "less than significant impact" on the traffic in the area. Perhaps you have not driven on the I-15 or Temescal Canyon Road lately. Both of these main thoroughfares experience gridlock conditions at many times during the day. Many more traffic trips per day will only increase this problem. The traffic study used was from 2014, a lot has changed since then. I do not want to see more new housing developments built until the roads are in place to handle the increase in traffic.

Sincerely,

John Berggren
8765 Cuyamaca Street
Temescal Valley, CA 92883
714-883-6505

Brady, Russell

From: Timothy LaLonde <tim_lalonde@hotmail.com>
Sent: Sunday, October 29, 2017 11:35 AM
To: Brady, Russell
Cc: Timothy LaLonde
Subject: Tentative Tract Map No. 37153 - Resident Comment

Mr. Brady;

I am writing you to express my concern over this project to construct 83 condos, with an estimated increase of 830 daily trips on Temescal Canyon Rd.

As a 4 year resident of Sycamore Creek, I can tell you that traffic in the area and up to Corona/Norco has deteriorated significantly during that time; and has become so difficult that we have noticed numerous people moving out of the area for that reason.

I believe that no new development should be allowed in the area until the proper transportation infrastructure is installed and operating effectively.

Specifically for this project, it appears a 2014 Traffic impact study was used. However, that does not reflect the current reality.

Please do not allow this proposed project to continue.

Thank you.

Tim LaLonde
310-714-4294

Brady, Russell

From: Mike Giordano <mikeygio777@hotmail.com>
Sent: Sunday, October 29, 2017 9:36 AM
To: Brady, Russell
Subject: tentative Tract Map No. 37153

Dear Mr. Brady,

I am writing to urge you to oppose the project of Tentative Tract Map No. 37153.

Our beautiful community in Temescal Valley has been severely impacted by traffic. The 15 freeway along our stretch, is more congested than ever and it often appears to overflow onto our local streets. A Five minute drive to the freeway often takes 20 minutes or more. The 20 minute drive to the train station in Corona recently took me an hour and a half. Traffic throughout the day is often very heavy with no visible incident to blame other than the volume of cars.

Please consider the residence of this community when you make your decision.

Thank you,
Mike Giordano

Brady, Russell

From: Kristan Stacey-Graf <kristanstaceygraf@icloud.com>
Sent: Sunday, October 29, 2017 8:48 AM
To: Brady, Russell
Subject: Tentative Tract Map No 37153

Hello,

I can see it is crucial to the well being and quality of life NOT to add another group of homes ESPECIALLY so many lower income needing two family members working to sustain the household. We have a beautiful special setting that will be destroyed if we continue to build in such an unwise manner.

Sincerely,
Kristan Stacey-Graf
626 429-6982

Sent from my iPad

Brady, Russell

From: Robert Hafner <bob.hafner@verizon.net>
Sent: Sunday, October 29, 2017 7:50 AM
To: Brady, Russell
Cc: 'Robert Hafner'
Subject: Tentative Tract Map No. 37153

Sir I am opposed or at least minimally asking you to delay this project until the improvements to the I-15 and Caljalco are complete. Here is another example of a project going in off a 2014 traffic study showing the 830 cars would have minimal impact on the I-15 corridor through Temescal Valley. Guys on am very active in HOA's, WeRTV, TMAC and Kevin Jeffries meeting. The traffic right now after the opening of the ramps on I-91 to I-15 ironically has gotten worst. Now with additions of Terramor and the housing tract of Caljalco along with bridge improvement work starting tomorrow morning this will make the morning nightmare worst. It literally takes my wife who works in Riverside at Parkview twice as long now to get to work. It can take me up to 3 times as long to get up to Jurupa in Ontario. I have been beating the drum in at the planning commissions and in the City of Corona to do Responsible growth. We understand it will come but throw us a bone and get the infra structure completed before the houses go in. The congestion now is getting to a level of dangerous. All you have to do is look at the fires we have all over the state and the recent one off Bundy Canyon Road. For most of us our only North South route is the I-15. There is no or minimal Plan B. I know they are finally improving I-15 but that will take time especially with eminent domain issues by El Cerrito. Please please please please at least hold off on this project until Caljalco is complete along with Temescal Canyon Road. Ideally, until when the I-15 is fix to Escondito as was the TUMF fees were to be for this back in 2000. Seriously folks we really need to listen and think before adding more impact to this area. What scares me is all the plan housing off Caljalco between the I-15 and the I-215. We all will literally be land lock. I will tell you right now there are a lot of realtors feeling it right now because of traffic. A lot of prospective customers come out once and see traffic. That is becoming a serious deal breaker for a lot of people. This is going to hinder business growth along with housing and resale of housing. Again, please don't do or at least delay.

Brady, Russell

From: Janeane Vinson <janeanevinson@yahoo.com>
Sent: Saturday, October 28, 2017 11:52 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

Mr. Russell Brady,

I just recently learned of a plan to build an 83 unit condo unit near my home in Sycamore Creek..

I would first like to say, I'm aware fellow residents are being sent correspondence stating "6 meetings have been held regarding this project over the previous 2 years."

Those meetings and any EIR studies from around that time are completely irrelevant. As they do not apply to the horrendous traffic and pollution we are experiencing today.

When we purchased our home 3yrs ago in Sycamore Creek, the traffic situation was NOT what it is today. Prior to buying, he made several practice runs to gauge the time spent in traffic. At that time, he had a 45min-1hr+10 min commute one way. His commute was the same returning home. The traffic he's facing today is REGULARLY 2 hours one way. He currently spends 2hr + 40 minutes ONE WAY in traffic. He is facing the same horrible commute time home. Some days are sooo awful, he now keeps an overnight bag in his car so that he can find a hotel. We have 4 children and this option is not conducive for our family.

This condo unit is a horrible idea and will only compound the horrific traffic we are dealing with.

We will put our home for sale and leave should this building insanity continue.

Sincerely,
Janeane Vinson

Sent from my iPhone

Brady, Russell

From: Suna Kang <gongjubunny@gmail.com>
Sent: Saturday, October 28, 2017 8:56 PM
To: Brady, Russell
Subject: Tentative Tract Map no. 37153

Please stop this madness until our roads are ready to take on this extra traffic!

I commute to Irvine every day for work and its so bad. The worst stretches are not on the 91 or the 15, but just trying to get out of my neighborhood. Please fix the infrastructure before we build more homes. We have been here in Sycamore Creek a year now, and we are ready to move due to the streets here just cant support the ridiculous amounts of traffic and now there is another proposal to put in new homes? I invite you to spend some time here in the mornings to see for yourself how horrific traffic conditions are. Lets just hope theres no major disaster here as we would never be able to get out!

STOP THE DEVELOPMENT!

The Changs

Sycamore Creek Residents.

Brady, Russell

From: Kim Hetland <khetland3@yahoo.com>
Sent: Saturday, October 28, 2017 8:24 PM
To: Brady, Russell
Subject: Tentative tract map #37153

Dear Mr. Brady,

I am writing to you today with very deep concern regarding the tentative housing tract to be developed in Temescal Valley on Temescal Canyon Road and Campbell Ranch Road. This area has seen a very large increase in traffic causing commute times to increase to 1 hour just to get to our local high school. My 17 year old son was recently involved in a car accident on his way to school, being hit by a car that was involved with another vehicle during a road rage incident. This whole area has become a traffic NIGHTMARE. Aggressive driving is now the new norm. We prefer to do our shopping now in Lake Elsinore or Murrieta just to avoid the gridlock of Temescal Valley. We absolutely CANNOT afford to add anymore housing to this area.

Please know that any studies done by Caltrans or the like is already out-dated.

Please listen to the residents of this area. We know how bad it is. Please do not allow this development to go through.

Kim Hetland

[Sent from Yahoo Mail on Android](#)

Brady, Russell

From: Tucker, Justin <justintucker@Fullerton.edu>
Sent: Saturday, October 28, 2017 5:39 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear Mr. Brady,

I am writing with great concern about **Tentative Tract Map No. 37153** which proposes to build 83 condos on a small piece of land adjacent to I-15 and Temescal Canyon road. The specific location is projected to produce 830 vehicle trips each day. The traffic study for the project has invalid assumptions and is not representative of the current traffic flow on Temescal Canyon road. I live in Sycamore Creek and it often will take in excess of 6 stop light cycles to turn left onto Temescal Canyon road from Campbell ranch road. In the event of an emergency, the planned development would put at least an additional 150 vehicles onto that exact stretch of road. Additionally, there is no alternative exit from the development in case of a fire or other emergency. In the past week a fire was caused by a vehicle on I-15 very close to that exact location. Approval of that project would increase the risks to human life in an area where traffic infrastructure is already stretched. If you are to look at the CALTRANS traffic data during the Ortega Highway closure or the recent fires, you will quickly see how fast the two north-south routes (I-15 and Temescal Canyon) through Temescal Valley get clogged and impassible. Additional housing without traffic infrastructure improvements are starting to be simply reckless and negligent. I'm fairly certain that they are also increasing the legal liability of the county.

Sincerely,
Justin Tucker

--

Justin A. Tucker, Ph.D.
Associate Professor & Director,
The Center for Public Policy,
Division of Politics, Administration, & Justice
California State University – Fullerton
P.O. Box 6848
Fullerton, CA 92834-6848
justintucker@fullerton.edu

Brady, Russell

From: Kathy McGraw <kmcgraw_14@msn.com>
Sent: Saturday, October 28, 2017 4:56 PM
To: Brady, Russell
Subject: Builder proposal for 83 Condominiums

It has come to our attention that a Builder is requesting Zone change for proposed building of 83 Condominiums on Temescal Canyon Road.

We have viewed the Tentative Tract map 37153.

Our family has been adversely impacted with increased traffic on the 15 freeway and Temescal Canyon Road in both North and South directions.

We expect traffic to become worse with the opening of new apartment complex off Weirick and 15 fwy. and new homes already underway.

Our family is greatly opposed to ANY new housing projects until infrastructure can be expanded to meet current needs.

The situation has become critical at this point. We all leave 45-60 minutes earlier than we did 2 years ago, to avoid traffic delays!!

We want to strongly express our opposition to the proposed 83 Condominium project.

Kathy McGraw
Tom McGraw
Matthew McGraw
Maria McGraw

Sent from my iPhone

Brady, Russell

From: Pamela Giandalia <pamgiandalia@msn.com>
Sent: Saturday, October 28, 2017 4:50 PM
To: Brady, Russell
Subject: Tentative track number 37163

Mr. Brady,

I am writing to voice my opposition to rezoning this parcel for another 84 Condos adjacent to Butterfield Estates. The caltrans study that is being used is dated in 2014. At the very least a new study needs to be done. Since the completion of the 91 freeway, traffic on both the 15 And 91 is unbearable. To add any more vehicles to the roads until the infrastructure is in place is just not acceptable. It takes parents in my neighborhood more than an hour to drive kids to school in the mornings, and more than an hour to reach the 91 Toll road from Indian Truck Trail.

I respectfully ask that this project is not allowed to move forward.

Regards,

Pamela Giandalia
11941 Flicker Cove
Temescal Valley, Ca. 92883
Sent from my iPhone

Brady, Russell

From: rochelle@luv2teach.com
Sent: Saturday, October 28, 2017 4:48 PM
To: Brady, Russell
Subject: tentative Tract Map No. 37153

Dear Mr. Brady,

I am writing to urge you to oppose the project of Tentative Tract Map No. 37153.

The traffic congestion in Temescal Valley, including the local street traffic, has certainly multiplied in recent years. 83 new units will only make the already horrific traffic problems worse. The quality of life in Temescal Valley is being further threatened with each new home building project. When it takes me 20 minutes to get from my home to the freeway (a normal 5 minute drive) because there are already too many cars and too few roads to handle any type of traffic congestion incident, I shudder at what adding any more homes/cars will do.

Thank-you for your consideration,

Rochelle Giordano

Rochelle Giordano
Certified Simply Music Teacher
Playing For Keeps Piano Studio
luv2teach.com



Brady, Russell

From: Jon Monroe <monroejon@yahoo.com>
Sent: Saturday, October 28, 2017 4:14 PM
To: Mike Naggar
Cc: Carissa Hainsworth; Brady, Russell
Subject: Re: 83 homes off Temescal

Mike:

See notes below following your comments. I used and asterisk to separate.

Jonathan Monroe

On Oct 27, 2017, at 1:08 PM, Mike Naggar <mike@naggarinc.com> wrote:

Hi John,

Thanks for taking the time write back, I put our responses below in caps. FYI, Im not yelling :)

Let me know if you need anything further.

Kind Regards,

Mike

On Oct 26, 2017, at 7:18 PM, Jon Monroe <monroejon@yahoo.com> wrote:

Carissa:

The development application you firm represents is one of many in Temescal Valley/South Unincorporated Corona.

As per my email to the County my primarily concern is related to severe and significant traffic along our surface streets and freeways.

YES. THIS IS A CONCERN I HEAR REPEATED. A NUMBER OF ROAD IMPROVEMENTS ARE PLANNED AS A RESULTS OF SYCAMORE CREEK AND TERRAMORE PROJECTS. THERE ARE ALSO A NUMBER OF PROJECTS PLANNED TO WIDEN TEMESCAL CANYON ROAD. OUR PROJECT, WAS RESIDNETIAL, GOT CHANGED TO OFFICE/COMMERCIAL AND WE ARE CHANGING IT BACK TO RESIDENTIAL. THIS CHANGE ACTUALLY REDUCE DAILY TRIPS BY ABOUT 400.

**Trip reduction? Really? I'd commercial businesses such as grocery, restaurants, or plain old

businesses were located in this location the so-called trip increase would logically be for through traffic of existing residents; possibly some visitors. With your request for new residential your adding trips. Not sure how your 3 year old traffic study calculates a trip reduction but it makes no sense Mike. We can fundamentally disagree on this topic. What I can tell you is our traffic is horrific now; we've had a recent spike in power outages due to infrastructure issues and your application for residential construction is not to the existing residents benefit. However, your developer would cash in so I understand your motive.

I provided many examples but from a personal standpoint I'll share with you that my residence, located in the Retreat Community, is approximate one mile from the freeway and it currently takes me 25-30 minutes to just get onto the 15 freeway in the morning and another 20-25 minutes to get to the 91 freeway (which is approximately 4-5 miles from my on ramp).

THE COUNTY HAS OBTAINED 50 MILLION IN FUNDING TO EXTEND THE HOV LANES TO HWY 74. **Lets be clear, the \$50MM is the funding cash to complete prelim requirements for "toll lanes". Users of the toll lanes will pay for the actual infrastructure cost. The state has forgotten about us out here and any new developers, in my opinion, should pony up and assist the state with funding. It's logical thinking Mike, those that come later in the process should carry a higher financial burden. If your developer needs to increase the sales price of his property to make the profits they need to, them so be it.

This in my opinion is horrific and the primary reason I object to your development application and/or any other development application in he area.

DULY NOTED

My understating is the application you submitted included a traffic study which was 2.5-3 years old; which in my opinion is out dated and not representative of our current traffic situation. The 91 freeway toll lane completion within he last 13 months has been detrimental to Temescal Valley

and has deteriorated our 15 freeway which is an artery for us here in Temescal Valley.

THE TRAFFIC STUDY TOOK INTO ACCOUNT ALL PROJECTS AT THE TIME AND THAT WERE PLANNED SO IT IS CURRENT AND ACCURATE. IT WAS SCOPPED AND APPROVED BY THE COUNTY TO ENSURE ACCURACY. WE WILL BE WIDENING OUR PORTION OF TEMESCAL CANYON ROAD AND ADDING A REGIONAL TRAIL. ** it'd be interesting to look back on projects your study assumed 3 years ago and see if the results reflected the horrific traffic on surface streets and highways that we're experiencing today. For some reason I'll bet the projections/results are nowhere near what we're experiencing. I'd also be curious if your studies showed the constant power outages we're experiencing due to overloaded infrastructure and heavy loads on the area.

With each new development additional residents crowd our streets and freeways and the County, RCTC and the City of Corona have NOT proactively identified or executed a solution and as a result we here in Temescal Valley are suffering.

ACTUALLY, I WILL DISAGREE WITH YOU HERE. COUNTY AND RCTC HAS BEEN VERY PROACTIVE. FREEWAYS ARE THE RESPONSIBILITY OF THE STATE AND THERE ARE NO POTS OF MONEY OUT THERE. ROAD IMPROVEMENTS THESE DAYS ARE DEVELOPMENT DRIVEN WHICH MEANS FEES COLLECTED FROM DEVELOPMENT GOES TO DO THE IMPROVEMENTS. I WISH THE CITIES AND THE COUNTY HAD MONEY TO DO IMPROVEMENTS FIRST BECAUSE IT CREATES CONDITIONS LIKE YOU DESCRIBED, BUT THEY ARE WORKING ON IT. ** We can agree to disagree. The City of Corona is doing a horrible job. They're interested in development but not reinvesting on their roads and highways. The 91 projects may have helped provide some with a "pay for use" option but down here in Unincorporated South Corona our commutes just to get to the toll lane improvements have tripled if not quadrupled. Why would any of us existing residents say yes to a despondent that adds to our mess until the County, state, city and transportation authority do their jobs and fix what's broken down here?? You've got an uphill battle Mike. Good luck. RCTC is behind the 8 ball and you have 3 City of Corona council members up for recall by the city voters due to mismanagement of the city with a huge emphasis on roads and transportation complaints. I'm sure you're aware.

It's not my job to bless every developer who wants to build homes and profit off the backs of us residents who live in Temescal Valley. I'm a 13 year resident of the area and have seen the deterioration first hand.

DULY NOTED. I WOULD DISAGREE AS MANY PEOPLE PROFIT FROM DEVELOPMENT. PROBABLY EVEN YOU IN AN INDIRECT WAY. **Not me Mike. But your developer will benefit as will the County if they obtain property tax funding. And most likely the local business's that your residents would purchase merchandise from. But again, not me.

My recommendation to the County and RCTC would be to require ANY AND ALL developers in Temescal Valley to contribute to a transportation fund for freeways and surface streets so our residents can have the freeways expanded, surface streets improved and infrastructure in the area brought to a level that will provide some relief to our existing residents.

THIS IS ALREADY OCCURRING. **Well IF it is, then it's not enough and the money is being mismanaged in my opinion. The 15 freeway has been 3 lanes since 1990 and the surface roads are almost all single lane each direction unless a large community is present. The transportation strategy around here is like funnel. Take too many lanes and squeeze them into many less lanes. Look at the 15. 6 lanes down to the 3 lanes built in 1990. Nice!!!!

There is a plan for toll lanes on the 15 freeway and in my opinion that's unacceptable as is a "pay to use" situation; which isn't fair and/or reasonable.

DULY NOTED.

Again, if developers want to make money off our backs then invest enough of your profits on the front end to make a difference. Maybe just maybe if every developer in Temescal Valley improved the infrastructure and committed funding to our roads and freeways we wouldn't be in the situation we are today!!!!

LOTS OF NEW ROAD IMPROVEMENTS ARE PLANNED. **Planned? Well let's see them executed and in action before we approve any further development. If the counties and

surrounding cities support growth; then plan, build, execute and then and ONLY then approve. Right now we receive plans and promises and don't see any action. We're all waiting to see the plans executed. It's not happening yet.

Full disclosure, I'm a director of the Retreat community board of directors and I'm speaking for a huge majority of the 520 members/homeowners that we will continue to object to new development applications until the traffic and infrastructure problems are addressed and corrected.

NOTED. I THINK MANY, MANY PEOPLE OBJECTED TO THE RETREAT DEVELOPMENT FOR THE SAME REASONS. ** I lived in the neighboring community called Wild Rose when the Retreat was constructed. The homes in the retreat were large lot and large build single family homes Mike. We're taking about 520 homes on 350 acres. They added value to the surrounding area. Your plan is asking for 83 units ok 9 acres? Your plan is 2 story detached condos/townhouse style? How does that add value to the surrounding communities Mike? All neighboring communities don't see the value in adding high density housing Mike. To many cars and not enough benefit. It's pretty simple for all of us. But I get it, you developer wants to squeeze in as many structures as he can to maximize profits.....just like the new owner of the Champions Club is trying to pressure he Retreat into doing. It's to much Mike. Your developers are strong greedy. My opinion.

Cheers,

CHEERS BACK!

*Cheers, I appreciate the communication. But my opinion is unchanged. We need help down here; not empty promises.

Jonathan Monroe

On Oct 26, 2017, at 1:37 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Mr. Monroe,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community.. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

In reading yours and others' letters, as well as some comments on Facebook, we noticed much misinformation about the project. It is always our hope to provide as much accurate information as possible, because we are very proud of the communities we represent.

While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Brady, Russell

From: Kathryn Larson <4uthornburg@verizon.net>
Sent: Saturday, October 28, 2017 3:39 PM
To: Brady, Russell
Subject: Condos near pained hills

My vote is no. My current drive which is 38 miles from home to work down the 15 and 91 now takes me 2 hours. That's 4 hours of my day spent on roads that can not handle another car. People driving on the mediums and cutting other driving drivers off is getting ridiculous and unsafe. Until our roads are improved and additional widening is done. My vote is No Kathryn Larson

Sent from my iPhone

Brady, Russell

From: Linda Shipman <lindashipman10@att.net>
Sent: Saturday, October 28, 2017 3:38 PM
To: Brady, Russell
Subject: Tentative Tract Map 37153

Dear Mr. Brady,

I am contacting you because I am greatly opposed to the building of 83 more condos being built in the above tract. The freeways, and roads cannot handle it. The traffic is horrific. It's frustrating how much more time, gas, and energy goes into traveling to where you want, or need to be. We are tax payers and deserve the money to go bigger roads, and freeways to accommodate the building going on. I am pleading with you to oppose this development, and any other development in this area.

Thank you in advance for agreeing with me on this.

Linda Shipman

Sent from my iPad

Brady, Russell

From: Ryan Haub <ryanhaub@icloud.com>
Sent: Saturday, October 28, 2017 3:22 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

Mr. Brady,

It is simply incomprehensible that more homes, specifically high density housing is currently being considered by Riverside County. As I'm sure you have heard from many Temescal Valley and Corona residents traffic is absolutely unbearable morning, noon and night. My wife works 8.7 miles from our home and it takes her on average 47 minutes to get to work, which is absolutely ridiculous! We need infrastructure improvements: roads, improved on and off ramps, sidewalks, street lights, restaurants, hotels, businesses etc. God forbid we have a state of emergency like a fire, earthquake or something more significant Riverside county and the inability to plan will be responsible. Having said all that it is my feeling like many other residents that the last thing we need is more motherfucking houses, condos or apartments.

Kindest Regards,
Ryan Haub
9455 Pats Point Dr
Corona Ca 92883

Brady, Russell

From: Roland Platas <rolandplatas@sbcglobal.net>
Sent: Saturday, October 28, 2017 3:19 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

Dear Mr. Brady:

My comments correspond to the above track development being proposed as an additional 83 condos in an area already overburden by traffic congestion.

Traffic in this area is horrendous. I'm extremely suspect of the results of the study given the reality of what we experience every day. Before moving forward there should be another traffic study taking into account our current situation and all the development that has been approved since the 2014 study was conducted. Here is a partial list of all the new developments that have been approved or completed in our area since 2014:

Housing/retail development at the I-15 and El Cerrito Rd.
1600+ homes at the I-15 and Cajalco (Arantine Hills) plus commercial development.
Apartment complexes at the North, East and South ends surrounding the Dos Lagos shopping center.
The Riverside Medical Center at the corner of Retreat Pkwy and Knabe Rd.
100,000 sq. ft. Commercial building on Knabe Rd. near Bedford Motor Way.
Approximately 50 homes off Knabe Rd. and Forest Boundary Rd.
1400+ Terramor development off the I-15 and Temescal Canyon Rd.

There should not be any more developments approved until a full traffic study is conducted taking into account our projected growth as noted by the examples outlined above and the congested traffic we are already experiencing. **To do less would not be doing your fiduciary duty as the county planner.**

Sincerely

Roland Platas

Brady, Russell

From: leah ballejos <leahpeahpants@gmail.com>
Sent: Saturday, October 28, 2017 2:44 PM
To: Brady, Russell

To whom it may concern i live i temescal valley. I have read there are many plans some of which to build condos im begging and pleading for my families well being this be delayed until the traffic situation is fixed which was once a 30 min drive to work is now a 2 hour commute . I cannot transfer employment ill leave earliar and there is no way to predict the time one day im early the next day im two hours late adding approximatly another 830 cars to this road will cause me and my family a financial burden

Brady, Russell

From: DanLisa Herring <danlisaherring@yahoo.com>
Sent: Saturday, October 28, 2017 1:07 PM
To: Brady, Russell
Subject: Tentative Tract Map No 37153

Good Morning Mr Brady,

I am a resident of the Horsethief Thief Canyon Community. My husband and 2 children commute to Centennial High School everyday located off of Magnolia/Rimpau. We moved to our home in 2013, at that time in order for my husband and children to make their way to their school every morning they would leave around 6:50/7am to arrive at their school promptly at 7:15. This year shortly after the Toll Road had opened my husband and children now have to leave our house no later than 6:30 to hopefully get to school by 7:30, and that is only if the freeway is not congested to the point of not moving. The report that has been circulated to make the determination of these new 83 condos is outdated. It has data that has been outdated since 2014 when the freeway didn't sustain such heavy traffic flow from all of the new construction.

I am writing this Mr. Bradley in hopes that our voice matters. The residents of the surrounding communities that will be directly impacted by the decisions that are made in a building conveniently behind a desk. If we are to have a vote, our vote is No. Not No forever, just until the infrastructure is out in place to sustain the increasing traffic flow.

Attached is a picture taken Northbound on the 15 fwy on October 28, 2017 @ 1:04 pm on a Saturday. This is the new norm.



Eloise Britain-Herring
CAC (Community Advisory Committee)
Community Relations Board Member for Corona Norco Unified School District
Please Excuse any grammatical errors message Sent from my iPhone

Brady, Russell

From: Connie <hkcdnowak@aol.com>
Sent: Saturday, October 28, 2017 12:19 PM
To: Brady, Russell
Subject: Tentative Tract Map No.37153

I have learned of the possibility of construction of 80 Condos on the above named property. The information regarding the traffic study done in 2014, is highly outdated and a new survey should be made before any final decision on allowing more housing in this area.

Perhaps zoning should be changed to commercial and another gas station should be built instead. The traffic in the area has become horrendous and to access the freeway ramps causes hours of delay and congestion on surface streets and roads .

Please seriously reconsider approving this request to build more Condominiums in this area. Hopefully a new traffic study during "going to work" hours will cause a better outcome for us trapped in this already traffic nightmare.

Sincerely,
Constance Nowak
8918 Cuyamaca St
Corona Ca 92883

Brady, Russell

From: Tom Coleman <tom_coleman_42@yahoo.com>
Sent: Saturday, October 28, 2017 11:57 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear Mr. Brady,

I am sending this letter to voice my concerns regarding the lack of recency in the traffic study being considered for the approval of this project. The submitted study was conducted in 2014 when the I15 corridor and surrounding surface streets near this site had much less congestion.

Since the 1-15 toll roads opened in March of this year, 'parking lot' bumper-to-bumper congestion causing ridiculous wait times to get on the freeway and on frontage roads is now the "new normal" when we commute to work or drive our kids to school.

The county has said these 83 condos will generate **830 more daily vehicle trips** on Temescal Canyon Road (TCR). This is not a pleasant thought for those of us who have sat in early-morning commute traffic at Indian Truck Trail and the I-15, Campbell Ranch and TCR, TCR and the I-15, as well as Knabe/Weirick roads and the I-15.

I urge you to require resolution to our current traffic issues prior to allowing any construction which will compound this issue.

Thank you for your consideration in this matter.

William Coleman

Brady, Russell

From: Nellie Van Dam <damknapp1@gmail.com>
Sent: Saturday, October 28, 2017 11:44 AM
To: Brady, Russell
Subject: tentative tract map No.37153

This is to inform I am opposing the approval of building the 83 condo. The traffic is so impacted with all that has been approved already , the freeway is like a parking lot and getting somewhere takes at least twice the time it should (driving at 5 -10 miles an hour is not acceptable). Being 2 miles from the freeway entrance and it takes me 20 -30 minutes to get to the freeway entrance now and adding that many more homes to the area is definitely going to be a problem.

At this time without major road improvement this is not a good addition to this area.

Nellie van dam

Brady, Russell

From: Janina Allred <janinaallred1604@yahoo.com>
Sent: Saturday, October 28, 2017 8:40 AM
To: Brady, Russell
Subject: No more condos/ houses!!!

Mr. Brady,

It is my understanding that a developer wants to build more condos near Temescal Canyon Road/I15/Campbell Ranch Road. This is in an already EXTREMELY difficult traffic situation. There are only the two roads to go north every morning as we all try to go to work & school and go about our daily business. The LAST thing needed around here is any more housing, (especially so someone can profit off of our misery). If anything is needed around here, it is more roads, freeway widening (like yesterday), but absolutely no more housing in this area.

I know I speak for many of my fellow residents when I ask that you would not approve this project, and also not approve any further housing development in this area.

Thank you

[Sent from Yahoo Mail for iPad](#)

Brady, Russell

From: Diana Furman <djfurman13@msn.com>
Sent: Friday, October 27, 2017 11:04 PM
To: Brady, Russell
Subject: Tentative tract #37153

Dear Mr Brady,

I'm not usually a political person but I must comment on the 83 condominiums that the builder is proposing. I moved to Temescal Valley one year ago and have seen an unusual amount of increased traffic in this brief time. It is impossible to travel the I-15 during peak traffic time, which is now 6:00 AM to 10:00 AM and 2:00 PM and 6:00PM without experiencing extremely slow or stopped bumper-to-bumper traffic. And Temescal Canyon Road has also become a nightmare most anytime of the day.

Please consider postponing this project until there is some there is some traffic relief.

Thank you for your consideration in this matter, Diana Furman.

Sent from my iPad

Brady, Russell

From: David Sherman <snake1975@verizon.net>
Sent: Friday, October 27, 2017 7:04 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

Brady,

83 detached two-story complex

Is not needed here in. South Corona!!

The traffic on 15 is unbearable as it is and doesn't need any more traffic specially 830 more trips on this road to not support it!!

I for one is against having anymore development in any part of this area until someone pulls her head out and create another avenue for traffic which I doubt you can perform!

I would love to see environmental impact study done on this area because it will never pass!

It's obvious that you political people live nowhere near this area or you have a different thought process in creating new developments in this area to even further impact this problem!

We don't need any more development in these areas unless you're willing to divert traffic some other way which like I said will never happen!!

If I can get time off I'll be more and happy to put this directly into your face!!

David Sherman

USUSUSUSUSUSUSUSUSUSUSUSUS

Brady, Russell

From: Mary Wilson <mary9794@att.net>
Sent: Friday, October 27, 2017 7:03 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Please no more homes constructed in Temescal Valley before the infrastructure is in place to support them.

Thank you.

Mary Tucker

Sent from my iPhone

Brady, Russell

From: Jim <jimeedee@aol.com>
Sent: Friday, October 27, 2017 6:25 PM
To: Brady, Russell
Subject: Tentative tract map No. 37153.

Hello,

Some one really needs to evaluate the traffic flow on 15 Temescal Valley. Way too many cars not enough lanes getting near grid lock with so many more homes being built. Unbelievable! I know you cannot stop growth and progression but you really need to plan the infrastructure better or b people won't be able to get to school or work.

Thank You,

Jim Deinzer
9362 Reserve Dr
Glen Ivy
92008

Sent from my iPad

Brady, Russell

From: Tina Reyes <alstwee75@aol.com>
Sent: Friday, October 27, 2017 6:23 PM
To: Brady, Russell
Subject: Tentative track map # 37153

Please vote a no on this track development. Temescal Valley traffic and over developing our community has become unacceptable thank you

Sent from my iPhone

Brady, Russell

From: Shruthi Iyer <shruthiyerr@gmail.com>
Sent: Friday, October 27, 2017 4:44 PM
To: Brady, Russell
Subject: Against the 83 condos proposed

As a new resident - read less than three week old - of Sycamore Creek, I see the proposed construction of 83 condos in a commercial zoned site as added burden on residents of Temescal Valley. In the short time that we have moved here, we have realized the hardship of commuting from Temescal Valley for work or education. My littlest one still stays home with me because I do not want to put her through the hardship of having to travel 45 minutes to preschool.

Temescal Valley is in need of more commercial establishments like Preschools/Montessori, Doctors' and Dentist's offices and such. I am definitely not for more residences to add to the traffic in and out of here.

Please consider this as a vote opposed to the proposed condo construction.

Sincerely,

Shruthi

Brady, Russell

From: Peter Petito <peterap84@sbcglobal.net>
Sent: Friday, October 27, 2017 3:55 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Mr. Brady,

I am a thirteen year resident of Painted Hills. During that time, I have heard several proposals for the property at Temescal Canyon and Campbell Ranch Roads. In fact, I was at a meeting several years ago where the developer wanted to build medical offices and a couple of restaurants on the property. Although this was an attractive proposal, I did not think it would be feasible given the distance from an I-15 off-ramp.

Now I understand the developer wants to re-zone the land and instead build 80 detached condos on the property. Under the present conditions, this is a poor choice for the property. Temescal Canyon Road is bursting at the seams as it is. Morning traffic on both Temescal Canyon and the northbound I-15 are already heavy and seem to be getting worse. I understand the developer's need to do something with that land but something that further taxes the scarce resources we have in the area is not the best solution.

We need to build the infrastructure in the area (roads, off-ramps, retail) before falling into the trap of just adding more residential (especially higher density residential).

Peter A. Petito
Painted Hills
Temescal Valley, CA

Sent from my iPad

Brady, Russell

From: Jannlee Watson <jannlee.watson@ca.rr.com>
Sent: Friday, October 27, 2017 3:20 PM
To: Brady, Russell
Subject: Re: Tentative Tract Map No. 37153

Hi, Russell! I hope you can help me. What is the buffer planned between this condo project and the adjacent homes on Wrangler Way in Butterfield Estates, and the homes on Whitecrown Circle in Painted Hills. Is it a wall, fencing, landscaping?

Thank you ...

Jannlee Watson

Brady, Russell

From: Nick <nickdwren@gmail.com>
Sent: Friday, October 27, 2017 3:16 PM
To: Brady, Russell
Subject: Tentative Track 37153

Greetings,

I am opposed to any further residential development until infrastructure is first put into place.

The commute northbound on the 15 past Temescal canyon is already a parking lot until cajalco for most of the day. Popular direction apps already push commuters onto Temescal Canyon Rd. To avoid the backup.

Further residential development would only exacerbate this issue.

Sent from my iPhone

Brady, Russell

From: Susan Fischetti <susan7066@att.net>
Sent: Friday, October 27, 2017 2:06 PM
To: 'Mike Naggar'
Cc: 'Carissa Hainsworth'; Brady, Russell
Subject: RE: 83 homes off Temescal

Widen the road before building homes.
I don't believe adding 83 homes will reduce traffic.
You stated the best solution: Don't build them.

From: Mike Naggar [mailto:mike@naggarinc.com]
Sent: Friday, October 27, 2017 12:49 PM
To: Susan Fischetti <susan7066@att.net>
Cc: Carissa Hainsworth <carissa@naggarinc.com>; rbrady@rivco.org
Subject: Re: 83 homes off Temescal

Greetings Susan,

Please see my responses below in caps. FYI Im not yelling :)

Let me know if you need anything more.

Mike

On Oct 27, 2017, at 12:46 AM, Susan Fischetti <susan7066@att.net> wrote:

Carissa, the misinformation is on your part. I understand the traffic studies used are from 2014 and 2015. Really?

THE STUDIES ARE CONDUCTED TAKING INTO ACCOUNT ALL PROJECTS THAT ARE PLANNED AT THE TIME .. THIS IS DONE IN WHAT IS CALLED "CUMULATIVE ANALYSIS" AND CAN BE FOUND IN THAT SECTION OF THE STUDY. ADDITIONALLY THE STUDY WE CONDUCTED IS USED TO DETERMINE HOW TO MITIGATE OUR IMPACT TO BELOW A LEVEL OF SIGNIFICANCE WHICH IT DOES. THE CHANGE FROM OFFICE BACK TO RESIDENTIAL IS A TRAFFIC REDUCER OF ABOUT 400 TRIPS PER DAY. WE WILL ALSO BE WIDENING TEMESCAL CANYON ROAD.

Traffic has significantly increased since then. How about a current traffic study? And where will these future residents go to get on the 15 freeway? Temescal Canyon Road, which is already overwhelmed with traffic. Why don't you all come down here on a weekday between 6 and 8 a.m. and see for yourselves?

NOTED. PLEASE SEE ABOVE. OUR PROJECT IS A TRAFFIC REDUCER. THE ONLY WAY TO REDUCE IT IT MORE IS NOT TO BUILD IT.

Open space? How much open space could you have after putting 83 buildings on 9 acres? And *future* road improvements? How about making road improvements before building homes? And having only one way in and out of the project seems dangerous. This development is ill-advised, and should go back to commercial.

THE PROJECT SITS ON 15 ACRES. ONE THIRD, OR ABOUT 5 ACRES WILL BE PERMANENT OPEN SPACE. THIS IS IN ADDITION TO INTERNAL TRAILS, PRIVATE REC CENTER AND POOL, AND A DOG PARK.

Susan Fischetti

From: Carissa Hainsworth [<mailto:carissa@naggarinc.com>]

Sent: Thursday, October 26, 2017 3:08 PM

To: susan7066@att.net

Cc: Mike Naggar <mike@naggarinc.com>

Subject: 83 homes off Temescal

Dear Susan,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

In reading yours and others' letters, as well as some comments on Facebook, we noticed much misinformation about the project. It is always our hope to provide as much accurate information as possible, because we are very proud of the communities we represent.

While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Brady, Russell

From: Michelle Austin <Michelle@acrospec.com>
Sent: Friday, October 27, 2017 1:45 PM
To: Brady, Russell
Subject: no more multi-units or homes PLEASE

Importance: High

IS ENOUGH ENOUGH.. SIGH!

The 15 Freeway North is already dead stopped every morning!

Not to mention WEEKENDS TOO.

Too many cars... PLEASE widen the 15 freeway 2 lanes each way before more homes..

NO MORE HOMES IN TEMESCAL VALLEY, ESPECIALLY MULTI UNIT ONES.... PLEASE STOP THIS MADNESS.

THANKS

Michelle Boss-Austin

Brady, Russell

From: Ruth Kneeland <kneelandcharlotte@gmail.com>
Sent: Friday, October 27, 2017 1:38 PM
To: Brady, Russell
Subject: proposed 83 condos

I seems impossible. If you add another 83 living spaces for regular people it will add a goodly amount more auto to our roads. As it is now the freeway is at almost a standstill most of the day. Terramore isn't finished yet and will be adding considerable amount of cars as well.

It would be much wiser to put in an Assisted Living facility. Even when they finally add extra lanes to Temescal Valley and the freeway it will not alleviate the traffic around this problem. There are no alternate routes to get to where you need to go in a reasonable time.

Brady, Russell

From: MARIANNE VANGELISTI <mariannevangelisti@sbcglobal.net>
Sent: Friday, October 27, 2017 11:26 AM
To: Brady, Russell
Subject: Tentative tract

To whom it may concern:

I have been a resident at zip code 92883 since 2005 and have seen tremendous growth in the area. I am very concerned with all the construction because our population is growing but roads are not. Please stop the approval of tentative tract #37153. We have children we are raising and would like to be able to transport them to school and back without taking up to 45 minutes in the morning to do so because of traffic.

Please help our neighborhood to continue its small hometown feel and not the bustle of city life like the one we left behind to move here in the first place.

Sincerely,
Marianne Vangelisti

Sent from my iPhone

Brady, Russell

From: grjlucy@aol.com
Sent: Friday, October 27, 2017 10:28 AM
To: carissa@naggarinc.com
Cc: Brady, Russell
Subject: Re: 83 homes off Temescal

Mike, Carissa,

The information I have is 83 homes. Is this not correct ?

Your email mentions future road improvements. My question is what exact improvements and timeline.

As I mentioned in my letter of opposition, the section of Temescal Canyon Rd in question is the only travel alternative to the 15 Fwy. Additionally, from Maitri Rd north to Lawson Canyon, it is single lane. This does not support existing traffic.

This section Of Temescal Canyon Rd already has one improvement project that has been delayed until sometime after the school year, due to volume of traffic.

Ron Garrison

-----Original Message-----

From: Carissa Hainsworth <carissa@naggarinc.com>
To: grjlucy <grjlucy@aol.com>
Cc: Mike Naggar <mike@naggarinc.com>
Sent: Thu, Oct 26, 2017 2:20 pm
Subject: 83 homes off Temescal

Dear Ron,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

In reading yours and others' letters, as well as some comments on Facebook, we noticed much misinformation about the project. It is always our hope to provide as much accurate information as possible, because we are very proud of the communities we represent.

While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Brady, Russell

From: Katie Harris <katieharris1@aol.com>
Sent: Friday, October 27, 2017 10:28 AM
To: Brady, Russell
Subject: Fwd: Tentative Tract Map No. 37153

Hello Again Mr. Brady,

I just want to add to the reasons I oppose this project. I found out the traffic studies they used are from 2014 and 2015. Our traffic conditions have drastically changed since then. Please have the developers provide you with a current traffic study.

Thanks,

Katie Harris
Recycle for Life
7562 Sanctuary Drive
Corona, CA 92883
949 748-0091

-----Original Message-----

From: Katie Harris <katieharris1@aol.com>
To: rbrady <rbrady@rivco.org>
Sent: Sun, Oct 22, 2017 1:07 pm
Subject: Tentative Tract Map No. 37153

Dear Mr. Brady,

I am writing to you about the zone change to build 83, 2-story detached condominiums on 9 net acres of land located on Temescal Canyon Road near Campbell Ranch Road and the I-15. The Temescal Valley combined with South Corona is going through a development boom right now. There many large home developments already underway or about to be in this area. So far no consideration has been given to infrastructure. Our roads are over crowded as well as the 15 freeway, there are not enough schools, not enough gas stations and grocery stores to name a few things. Please do not allow this to continue. This lack of infrastructure must be addressed and fixed before any new homes/condos/apartment homes, townhomes are allowed to be built. If anything needs to be built it is commercial properties to provide much needed revenue to become a maintenance district within the county.

Also, with what happened in Northern California this year I am really concerned about fire safety with all this new building. This particular project has only one road in and one road out. If there was a fire imagine how hard it would be to evacuate.

Thank you,

Katie Harris
Recycle for Life
7562 Sanctuary Drive
Corona, CA 92883
949 748-0091

Brady, Russell

From: John Cosgrove <jdcosgrove@icloud.com>
Sent: Friday, October 27, 2017 9:48 AM
To: Brady, Russell
Subject: General Plan Amendment No. 1203

Dear Mr. Brady,

This email is being written to SUPPORT Staff recommendation to adopt General Plan Amendment No. 1203 and take the five actions listed on page 2 of 17 of the Planning Department Staff Report.

Virtually all objections to this project are based on intolerable traffic conditions that CURRENTLY EXIST in this part of Riverside County. All of these traffic issues can be tied to the inadequacy of Interstate I-15 to handle the number of vehicles that use this highway. It is NOT the responsibility of this project to fix that problem; instead, this project is required to deal only with the ADDITIONAL TRAFFIC the project creates. Your report clearly proves that the impact on traffic has a "less than significant impact"; 830 additional trips over a 24 hour period is clearly NOT a significant impact - that's barely 1 vehicle every 2 minutes!

John Cosgrove
Trilogy at Glen Ivy

Brady, Russell

From: Terry Morairty <tpmora@sbcglobal.net>
Sent: Friday, October 27, 2017 9:39 AM
To: Brady, Russell
Cc: Terry Morairty
Subject: Tract Map 37153

Dear Mr. Brady.

I am writing in regard to a proposed developmet in Temescal Valley referred to as Tract Map # 37153. Upon review of this project I can only say it is completly wrong for this area. We are already in Grid-lock condidions on our freeway and side roads. How can you approve even more daily trips in an area that is already Grid-locked? The entrance for the project is completly wrong with the offset streets and will cause more confusion and congestion on surface streets. As a former firefighter, I look at the plan and see only one entrance and exit with all the interior streets ending in a cultisac. This is a recipe for disaster. In the event of a fire or other natural disaster, how will emergency vehicles respond with residents trying to evacuate and only one way in and one way out. And who will accept responsibility for this when it happens. I am sick and tired of seeing these greedy developers destroying our once beautiful valley and hope the county puts a stop to this. Please stand up for the people instead of the developers who make their money and go back to Irvine to spend it.

Thank you.

Terry Morairty
8145 Weirick Rd.
Temescal Valley, Ca. 92883
951-277-2545

Brady, Russell

From: Kelly Rainwater <ksrainwater@verizon.net>
Sent: Friday, October 27, 2017 5:32 AM
To: Brady, Russell
Subject: Tentative Tract No. 37153

I am writing in opposition to the 82 proposed units adjacent to Butterfield Estates. I am interested in knowing where you live, if you have to commute daily through Temescal Valley, if it takes you 30+ minutes to get out of your community and onto the freeway, then another hour and a half to get to work. Our community can not withstand the addition of another 82 homes. Temescal Canyon Road cannot withstand the additional traffic, especially with all of the apartments being built at Dos Lagos, and the new construction at Terramor. We are trapped in this valley.

When you address the infrastructure problems: roads, schools, utilities (how many times a month does the power have to go out throughout the South Corona area before you realize that there is a major problem?) not to mention retail, grocery stores so residents can shop close to home...At that point, when the area can withstand addition homes, then reconsider building.

Until then, STOP THE INSANITY!

Kelly and Brian Rainwater
13572 Basswood Drive
Temescal Valley, CA 92883

Sent from my iPhone

Brady, Russell

From: Susan Fischetti <susan7066@att.net>
Sent: Friday, October 27, 2017 12:47 AM
To: 'Carissa Hainsworth'
Cc: 'Mike Naggar'; Brady, Russell
Subject: RE: 83 homes off Temescal

Carissa, the misinformation is on your part. I understand the traffic studies used are from 2014 and 2015. Really? Traffic has significantly increased since then. How about a current traffic study? And where will these future residents go to get on the 15 freeway? Temescal Canyon Road, which is already overwhelmed with traffic. Why don't you all come down here on a weekday between 6 and 8 a.m. and see for yourselves?

Open space? How much open space could you have after putting 83 buildings on 9 acres? And *future* road improvements? How about making road improvements before building homes? And having only one way in and out of the project seems dangerous. This development is ill-advised, and should go back to commercial.

Susan Fischetti

From: Carissa Hainsworth [mailto:carissa@naggarinc.com]
Sent: Thursday, October 26, 2017 3:08 PM
To: susan7066@att.net
Cc: Mike Naggar <mike@naggarinc.com>
Subject: 83 homes off Temescal

Dear Susan,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

In reading yours and others' letters, as well as some comments on Facebook, we noticed much misinformation about the project. It is always our hope to provide as much accurate information as possible, because we are very proud of the communities we represent.

While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth



445 S. D Street
Perris, CA 92570
(951) 437-4329

Brady, Russell

From: Jessica Hatcher <jessicachatcher@gmail.com>
Sent: Thursday, October 26, 2017 9:13 PM
To: Carissa Hainsworth; Brady, Russell
Cc: Mike Naggar
Subject: Re: 83 homes off Temescal

Hi Carissa,

Thank you for your reply. I'm in opposition of your proposed development as I use these roads daily which are a nightmare of traffic. I leave anywhere between 6am and 6:30 and have to plan at least an hour to get me out of South Corona. This is ridiculous! I've lived here for two years now and the traffic has gotten worse each week that passes. Your proposed development along with all the others already approved are only making this community unbearable with feeling trapped.

The county has not done anything to address traffic and I will be an active opposer of this and any other new developments trying to come in until the local roads and freeway are addressed.

Kind regards,
Jessica

On Oct 26, 2017, at 3:57 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Jessica,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

In reading yours and others' letters, as well as some comments on Facebook, we noticed much misinformation about the project. It is always our hope to provide as much accurate information as possible, because we are very proud of the communities we represent.

While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Brady, Russell

From: Tisha Scott <tisha_t2@hotmail.com>
Sent: Thursday, October 26, 2017 8:49 PM
To: Brady, Russell
Subject: Tentative Tract Map 37153

Mr. Brady:

Please do not allow any more housing to be constructed in South Corona AT ALL until the infrastructure concerns have been studied and addressed. The new toll roads that just opened this year have completely devastated our community. It takes up to an hour to travel through Corona or around Corona during high traffic times, and similarly long times even during low traffic. We don't have the schools, grocery stores, shops, or ROADS to support a new housing development. Our local roads are filled with angry, dangerously-driving commuters every single day. I don't know where you live but I implore you to please drive down the 15 south to Lake Street at 7 am and then take Temescal Canyon Road back north. Watch how much traffic spills into and clogs our quiet residential streets. Turn into the community of Sycamore Creek and then attempt to leave the community by turning left onto Campbell Ranch Road to really get an idea of how nearly impossible it already is to just leave our homes in this area. Do this for one week straight so that you get an idea of just how terrible the conditions are here. I'm a teacher, so I can say with confidence that the best way to understand something is to experience it for yourself. Please come live our experience with us for a week so you can make the right choice about NOT approving this or any other housing tract in the area. Thank you.

Sincerely,
Tisha Scott

Sent from my iPhone

Brady, Russell

From: Dave Boswell II <daveboswell2@gmail.com>
Sent: Thursday, October 26, 2017 7:34 PM
To: Brady, Russell
Subject: Tentative tract map no 37153

Mr. Brady,

Please take into consideration the incredibly horrific commute we are experiencing every morning, every afternoon, every night, 24/7- in Temescal Valley. We can not handle another development! It takes me 20 minutes every morning to just get on the 15 NB at Dos Lagos. Then another 15-20 minutes just to get in the fast track lanes to only pay \$15-20 a day to save another 30ish minutes. This would be another money grab for a developer and screwing the people stuck in this valley. NO MORE DEVELOPMENT PLEASE!

Dave Boswell

Sent from my iPhone

Brady, Russell

From: Jon Monroe <monroejon@yahoo.com>
Sent: Thursday, October 26, 2017 7:18 PM
To: Carissa Hainsworth
Cc: Mike Naggar; Brady, Russell
Subject: Re: 83 homes off Temescal

Carissa:

The development application you firm represents is one of many in Temescal Valley/South Unincorporated Corona.

As per my email to the County my primary concern is related to severe and significant traffic along our surface streets and freeways.

I provided many examples but from a personal standpoint I'll share with you that my residence, located in the Retreat Community, is approximate one mile from the freeway and it currently takes me 25-30 minutes to just get onto the 15 freeway in the morning and another 20-25 minutes to get to the 91 freeway (which is approximately 4-5 miles from my on ramp).

This in my opinion is horrific and the primary reason I object to your development application and/or any other development application in the area.

My understating is the application you submitted included a traffic study which was 2.5-3 years old; which in my opinion is out dated and not representative of our current traffic situation. The 91 freeway toll lane completion within the last 13 months has been detrimental to Temescal Valley and has deteriorated our 15 freeway which is an artery for us here in Temescal Valley.

With each new development additional residents crowd our streets and freeways and the County, RCTC and the City of Corona have NOT proactively identified or executed a solution and as a result we here in Temescal Valley are suffering.

It's not my job to bless every developer who wants to build homes and profit off the backs of us residents who live in Temescal Valley. I'm a 13 year resident of the area and have seen the deterioration first hand.

My recommendation to the County and RCTC would be to require ANY AND ALL developers in Temescal Valley to contribute to a transportation fund for freeways and surface streets so our residents can have the freeways expanded, surface streets improved and infrastructure in the area brought to a level that will provide some relief to our existing residents.

There is a plan for toll lanes on the 15 freeway and in my opinion that's unacceptable as is a "pay to use" situation; which isn't fair and/or reasonable.

Again, if developers want to make money off our backs then invest enough of your profits on the front end to make a difference. Maybe just maybe if every developer in Temescal Valley improved the infrastructure and committed funding to our roads and freeways we wouldn't be in the situation we are today!!!!

Full disclosure, I'm a director of the Retreat community board of directors and I'm speaking for a huge majority of the 520 members/homeowners that we will continue to object to new development applications until the traffic and infrastructure problems are addressed and corrected.

Cheers,

Jonathan Monroe

On Oct 26, 2017, at 1:37 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Mr. Monroe,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

In reading yours and others' letters, as well as some comments on Facebook, we noticed much misinformation about the project. It is always our hope to provide as much accurate information as possible, because we are very proud of the communities we represent.

While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Brady, Russell

From: Richard Lewis <merliniac@yahoo.com>
Sent: Thursday, October 26, 2017 4:35 PM
To: carissa@naggarinc.com; Brady, Russell
Subject: Tentative Tract Map No. 37153

I work in a Volunteer capacity with Riverside County Sheriffs Department. I and our 25 Volunteers I manage patrol regularly in a neighboring area.

This proposed development is right in the middle of several high crime and high traffic areas in the Temescal Valley. The location will add to the morning, evening and weekend gridlock which already plagues drivers in this area. There is no amount of infrastructure upgrade that will make this scenario better. It does not matter how many lanes that you add to local roads as the number and capacity of freeway on ramps and the total freeway capacity are the limiting factor. Until those are addressed there is no way that this or any other Temescal Valley developments should proceed. If for no other reason there are air quality issues caused by large number of vehicles crawling along at 5MPH on the freeway and side streets each day. Commutes into the city of Corona that formerly took 15 minutes take up to one hour.

Those of us who live in this area can't understand how these homes or condos are being built with the already serious issues in our area.

We oppose this development.

Richard and Sue Lewis
Corona, CA

Brady, Russell

From: Jason Mutka <jrmutka@gmail.com>
Sent: Thursday, October 26, 2017 3:45 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Mr. Brady,

I oppose this project for a variety of reasons. The most basic being the traffic issues in the area. If you have driven the area any weekday morning or night, or just about anytime on the weekend you will experience it. The "improvements" to Temescal Canyon Road just West of the proposed project have done very little to help. the carpool lanes that are being added to the 15 will likely also do very little. The infrastructure needs to be improved before adding any new housing, especially "medium high density" housing. Additionally, traffic is going to get worse due to the single family developments already in progress within 5 miles of the proposed project.

I'm all for someone being able to build on their property, but I believe such building should comply with the current zoning. The zoning was created for a purpose.

Thank you,

Jason Mutka
25202 Pacific Crest Street
Temescal Valley, CA 92883

Brady, Russell

From: Mark Younglove <markyounglove@sbcglobal.net>
Sent: Wednesday, October 25, 2017 4:38 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Russell Brady,

I am writing in opposition to the condo project Tentative Tract Map 37153 in the Temescal Valley area. I live and work (as a realtor) in this area. I am against this project because I do not believe higher density projects should be approved due to the extreme traffic problem in this area. If you have not come out here and observed the extreme traffic problem I would encourage you to do so. I am told by parents of children in the schools that it is taking them well over an hour to drive the less than 5 miles to the local high and middle schools. The freeway and Temescal Canyon Rd are frequently jammed with traffic. Please do not support the approval of this project.

Thank you,

Mark Younglove
9046 Patina Ct
Temescal Valley CA 92883
951 212 5984

Brady, Russell

From: Deborah Birdsell <debbirdsell@outlook.com>
Sent: Wednesday, October 25, 2017 9:37 AM
To: Brady, Russell
Subject: 83 Condos Temescal Canyon

I would sincerely hope that you will NOT consider this building on Temescal Canyon Rd! The traffic, at this point is awful and with the new housing project ready to open up the traffic on Temescal Canyon Rd would be as bad a downtown LA. Plus the fact, the I15 freeway now is in a constant backup condition this will add to the horrific conditions we now have to put up with.

Please, say NO to this added construction!!!

Thank you,

Deborah Birdsell Coons

Sent from [Mail](#) for Windows 10

Brady, Russell

From: Nancy Gibilterra <ngibilterra@sbcglobal.net>
Sent: Tuesday, October 24, 2017 9:37 PM
To: Brady, Russell
Subject: Tentative Tract Map # 37153

Dear Mr. Brady,

As the County Planner, I am sending this email to you in protest of the Planning Commission considering approving Tract Map# 37153. This would cause even more hardship on those already living in Temescal Valley. The addition of 83 Condominiums to this already congested area would add an additional 800 cars to the limited streets we now have available to try and traverse for work and just to get to a store. With the advent of the 91 Tollway and now the extension to Cajalco our life here is being made miserable. Trying to use either Temescal Canyon or Trilogy Parkway to Knabe to Weirick to get to the 15 Freeway or to try and reach Cajalco using Temescal Canyon has become extremely difficult most days since the Tollway went in and more homes have been added along the 15 Freeway to the south. The 15 Freeway now starts in a crawl from before Lake Elsinore going North with some relief after passing El Cerrito in the morning after 10:00 sometimes. The Highway Patrol has been called in the mornings to help direct traffic from Temescal Canyon to the 15 Freeway and from Knabe to Weirick to the 15 because of the heavy traffic, short tempers, illegal driving to try and get ahead of someone else and long wait time to get out of this area. Please help us, don't make this worse.

Thank you,
Nancy Gibilterra
Trilogy Resident

Sent from my iPhone

Brady, Russell

From: nicholas bradshaw <komiyama2003@yahoo.com>
Sent: Tuesday, October 24, 2017 8:43 PM
To: Brady, Russell
Subject: Tentative Tract Map 37153

To Whom it May Concern:

The infrastructure in the area is not sufficient for this development. There is not sufficient public transportation, public schools, roadways, police or fire personnel. This is not just a quality of life issue for those living in the area or purchasing these proposed condos. This is a huge safety concern. While 80 condos by themselves may not be an insurmountable issue adding it to the other currently approved projects is insurmountable without requiring builders to first handle the infrastructure problems which seems like something no builder would be able to do because of the costs and time involved.. As a Temescal Valley Resident I am opposed to this development.

Nicholas Bradshaw

Sent from my iPhone

Brady, Russell

From: John.Potter@Ferguson.com
Sent: Tuesday, October 24, 2017 2:43 PM
To: Brady, Russell
Subject: 83 CONDOS OFF TEMESCAL CANYON

DRIVING IN AM IS ALREADY IMPOSSIBLE TO GET TO WORK. THEY NEED TO ADD 2 LANES EACH WAY BEFORE PROJECT IS STARTED. THIS IS RIDICULOUS!

Brady, Russell

From: Jacqueline Franco <jafranco1986@gmail.com>
Sent: Tuesday, October 24, 2017 2:17 PM
To: Brady, Russell
Subject: Re: Tentative Tract Map No. 37153

Dear County Planner Russell Brady:

Please do not allow this development to be approved. The traffic has become horrific in the last 4 years since I have moved into Wildrose/California Meadows off of Weirick/Temescal Canyon Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because we literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built off Cajalco, in Sycamore Creek, Terramor or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes (without them being toll/express lanes) from Lake Street to Ontario Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned resident,

Jacqueline Franco
9550 Palm Canyon Drive
Corona, CA 92883

Brady, Russell

From: Mike Naggar <mike@naggarinc.com>
Sent: Sunday, October 29, 2017 12:27 PM
To: Jon Monroe
Cc: Carissa Hainsworth; Brady, Russell
Subject: Re: 83 homes off Temescal

Hi Jon,

Responses below

Michael Naggar
BRE NO. 886278
Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
Conference Line
720-820-1232

On Oct 28, 2017, at 4:14 PM, Jon Monroe <monroejon@yahoo.com> wrote:

Mike:

See notes below following your comments. I used an asterisk to separate.

Jonathan Monroe

On Oct 27, 2017, at 1:08 PM, Mike Naggar <mike@naggarinc.com> wrote:

Hi John,

Thanks for taking the time to write back, I put our responses below in caps. FYI, I'm not yelling :)

Let me know if you need anything further.

Kind Regards,

Mike

On Oct 26, 2017, at 7:18 PM, Jon Monroe
<monroejon@yahoo.com> wrote:

Carissa:

The development application you firm represents is one of many in Temescal Valley/South Unincorporated Corona.

As per my email to the County my primarily concern is related to severe and significant traffic along our surface streets and freeways.

YES. THIS IS A CONCERN I HEAR REPEATED. A NUMBER OF ROAD IMPROVEMENTS ARE PLANNED AS A RESULTS OF SYCAMORE CREEK AND TERRAMORE PROJECTS. THERE ARE ALSO A NUMBER OF PROJECTS PLANNED TO WIDEN TEMESCAL CANYON ROAD. OUR PROJECT, WAS RESIDNETIAL, GOT CHANGED TO OFFICE/COMMERCIAL AND WE ARE CHANGING IT BACK TO RESIDENTIAL. THIS CHANGE ACTUALLY REDUCE DAILY TRIPS BY ABOUT 400. **Trip reduction? Really? I'd commercial businesses such as grocery, restaurants, or plain old businesses were located in this location the so-called trip increase would logically be for through traffic of existing residents; possibly some visitors. With your request for new residential your adding trips. Not sure how your 3 year old traffic study calculates a trip reduction but it makes no sense Mike. We can fundamentally disagree on this topic. What I can tell you is our traffic is horrific now; we've had a recent spike in power outages due to infrastructure issues and your application for residential construction is not to the existing residents benefit. However, your developer would cash in so I understand your motive.

NO NEED TO DISAGREE. THE TRAFFIC STUDY TOOK INTO ACCOUNT ALL THE PROJECTS YOUR SEEING AND HAS A CUMULATIVE SECTION WHICH INCLUDES THE IMPACTS INCLUDING THE PROJECTS BEING BUILT THAT ARE ENOW IMPACTING THE REGION. OUR PROJECT DOES ITS PART TO BE NUETRAL. IT CANNOT HOWEVER, SOLVE EVERY ILL. IT IS ANINDUSTRY STANDARD IN TRAFFIC ENGINEERING ACCROSS THE U.S. THAT COMMERCIAL IS THE GREATER TRIP GENERATOR. IT IS SCIENCE NOT SPECULATION. THERE ARE NOT ENOUGH ROOF TOPS IN THE REGION TO SUPPORT COMMERCIAL HERE. YOU WOULD HAVE TO HAVE IT 50% PRE-LEASED JUST TO GET A CONSTRUCTION LOAN. VON'S IS STRUGGLING, TOM'S FARM IS STRUGGLING AND DOS LAGOS IS STRUGGLING. LASTLY IF YOU COULD DO COMMERCIAL HERE IT WOULD HAVE TO DRAW TRAFFIC TO IT, NOT AWAY FROM IT, FROM ALL OVER. ALSO COMMERCIAL IS NOT COMPATABLE WITH THE ADJACENT NEARBY RESIDENTIAL. THE PROPERTY WAS RESIDENTIAL BEFORE OWNER CHANGED IT TO COMMERCIAL IN 2011.

I provided many examples but from a personal standpoint I'll share with you that my residence, located in the Retreat Community, is approximate one mile from the freeway and it currently takes me 25-30 minutes to just get onto the 15 freeway in the morning and another 20-25 minutes to get to the 91 freeway (which is approximately 4-5 miles from my on ramp).

THE COUNTY HAS OBTAINED 50 MILLION IN FUNDING TO EXTEND THE HOV LANES TO HWY 74. **Lets be clear, the \$50MM is the funding cash to complete prelim requirements for "toll lanes". Users of the toll lanes will pay for the actual infrastructure cost. The state has forgotten about us out here and any new developers, in my opinion, should pony up and assist the state with funding. It's logical thinking Mike, those that come later in the process should carry a higher financial burden. If your developer needs to increase the sales price of his property to make the profits they need to, them so be it.

THE 50 MIL WILL COMPLETE THE THE TOLL LANES TO THE 74. YES THE STATE HAS FORGOTTEN THE WHOLE REGION. I AM ACTUALLY LEADING A COALITION OF CITIES TO HANDLE I-15 TRAFFIC (GOOGLE MY NAME AND I -15). I POSED THE FREEWAY FEEWAY BACK IN 2006 AND THEN THE ECONOMY CRASHED GOOGLE THAT TOO OR I CAN SEND IT TO YOU) . FEES ON A NEW HOME CONSTRUCTION ARE ABOUT 50K. DEVELOPERS ALREADY PAY A REGIONAL TUMF FEE.

This in my opinion is horrific and the primary reason I object to your development application and/or any other development application in he area.

DULY NOTED

My understating is the application you submitted included a traffic study which was 2.5-3 years old; which in my opinion is out dated and not representative of

our current traffic situation. The 91 freeway toll lane completion within the last 13 months has been detrimental to Temescal Valley and has deteriorated our 15 freeway which is an artery for us here in Temescal Valley.

THE TRAFFIC STUDY TOOK INTO ACCOUNT ALL PROJECTS AT THE TIME AND THAT WERE PLANNED SO IT IS CURRENT AND ACCURATE. IT WAS SCOPED AND APPROVED BY THE COUNTY TO ENSURE ACCURACY. WE WILL BE WIDENING OUR PORTION OF TEMESCAL CANYON ROAD AND ADDING A REGIONAL TRAIL. ** it'd be interesting to look back on projects your study assumed 3 years ago and see if the results reflected the horrific traffic on surface streets and highways that we're experiencing today. For some reason I'll bet the projections/results are nowhere near what we're experiencing. I'd also be curious if your studies showed the constant power outages we're experiencing due to over loaded infrastructure and heavy loads on the area.

WELL, I CANNOT TELL YOU FOR SURE WE DID NOT STUDY POWER OUTAGES. WHEN A TRAFFIC STUDY IS DONE THE STUDY MUST TAKE INTO ACCOUNT ALL PROJECTS THAT ARE KNOWN AT THE TIME. THAT WOULD INCLUDE ALL PROJECTS CURRENTLY BEING BUILT AND ALL PROJECTS WITH ANY APPLICATION IN. TRIP COUNTS ARE ALSO TAKEN. BOTH ARE USED IN DETERMINING EXISTING AND FUTURE IMPACTS.

With each new development additional residents crowd our streets and freeways and the County, RCTC and the City of Corona have NOT proactively identified or executed a solution and as a result we here in Temescal Valley are suffering.

ACTUALLY, I WILL DISAGREE WITH YOU HERE. COUNTY AND RCTC HAS BEEN VERY PROACTIVE. FREEWAYS ARE THE RESPONSIBILITY OF THE STATE AND THERE ARE NO POTS OF MONEY OUT THERE. ROAD IMPROVEMENTS THESE DAYS ARE DEVELOPMENT DRIVEN WHICH MEANS FEES COLLECTED FROM DEVELOPMENT GOES TO DO THE IMPROVEMENTS. I WISH THE CITIES AND THE COUNTY HAD MONEY TO DO IMPROVEMENTS FIRST BECAUSE IT CREATES CONDITIONS LIKE YOU DESCRIBED, BUT THEY ARE WORKING ON IT. ** We can agree to disagree. The City of Corona is doing a horrible job. They're interested in development but not reinvesting on their roads and highways. The 91 projects may have helped provide some with a "pay for use" option but down here

in Unincorporated South Corona our commutes just to get to the toll lane improvements have tripled if not quadrupled. Why would any of us existing residents say yes to a despondent that adds to our mess until the County, state, city and transportation authority do their jobs and fix what's broken down here?? You've got an uphill battle Mike. Good luck. RCTC is behind the 8 ball and you have 3 City of Corona council members up for recall by the city voters due to mismanagement of the city with a huge emphasis on roads and transportation complaints. I'm sure your aware.

NOTED. THERE IS NO STATE MONEY. THATS WHY THE GAS TAX INCREASE (WHICH IS PAYING FOR THE TOLL LANE EXTENSION) THE PROBLEM IS A QUITE A BIT BIGGER THEN ONE LITTLE 83 HOME PROJECT (WHICH IS LESS TRAFFIC THEN AN 83K SQ FT OFFICE COMMERCIAL CENTER). SO, LOBBY TO STOP ALL DEVELOPMENT AND SEE HOW FAR THAT GOES. THE JOB, LOSS AND ECONOMIC DEVASTATION WOULD BE A KILLER FOR YOUR AREA AND IT WOULD NOT HELP. YOU WOULD STILL HAVE IMPOACTS FROM ALL THE DEVELOPMENT IN THE 15 CORRIDOR (ELSINORE, WILDOMAR, CORONA, MENIFEE, MURIETTA). I LIVE IN TEMECULA AND ALL OF THIOSE CITIES CITIZENS PASS THROUGH MY CITY TO GET TO WORK.

It's not my job to bless every developer who wants to build homes and profit off the backs of us residents who live in Temescal Valley. I'm a 13 year resident of the area and have seen the deterioration first hand.

DULY NOTED. I WOULD DISAGREE AS MANY PEOPLE PROFIT FROM DEVELOPMENT. PROBABLY EVEN YOU IN AN INDIRECT WAY. **Not me Mike. But your developer will benefit as will the County if they obtain property tax funding. And most likely the local business's that your residents would purchase merchandise from. But again, not me.

THE DEVELOPER HAS LOST HIS SHIRT. HE WILL BE LUCK TO GET BACK 50% OF WHAT HE HAS IN THIS PROPERTY AND HIS INVSTORS ARE PEOPLE JUST LIKE YOU WITH 401K'S ETC. VON'S (AND THE WHOLE SHOPPING CENTER) IS STRUGGLING. A SUPERMARKET NEEDS A MINIMUM OF 20K HOMES IN ITS TRADE AREA TO SURVIVE. AT PROJECT BUILDOUT YOUR AREA WILL ONLY REACH 18K. YOU WILL BE AFFECTED. THERE IS A GOOD ARTICLE ON HOMELESSNESS TODAY IN THE PE.

My recommendation to the County and RCTC would be to require ANY AND ALL developers in Temescal Valley to contribute to a transportation fund for freeways and surface streets so our

residents can have the freeways expanded, surface streets improved and infrastructure in the area brought to a level that will provide some relief to our existing residents.

THIS IS ALREADY OCCURRING. **Well IF it is, then it's not enough and the money is being mismanaged in my opinion. The 15 freeway has been 3 lanes since 1990 and the surface roads are almost all single lane each direction unless a large community is present. The transportation strategy around here is like funnel. Take too many lanes and squeeze them into many less lanes. Look at the 15. 6 lanes down to the 3 lanes built in 1990. Nice!!!!

I WILL NOT ARGUE THE STATE OF CALIFORNIA IS MISMANAGED. IM WORKING ON THAT NOW. THE 215 JUST RECENTLY ADDED A LANE IN BOTH DIRECTIONS. HATE TO SAY IT IT BUT IN CALIFORNIA IT (FREEWAY) HAS TO FAIL TO GET ATTENTION (SEE 91).

There is a plan for toll lanes on the 15 freeway and in my opinion that's unacceptable as is a "pay to use" situation; which isn't fair and/or reasonable.

DULY NOTED.

Again, if developers want to make money off our backs then invest enough of your profits on the front end to make a difference. Maybe just maybe if every developer in Temescal Valley improved the infrastructure and committed funding to our roads and freeways we wouldn't be in the situation we are today!!!!

LOTS OF NEW ROAD IMPROVEMENTS ARE PLANNED. **Planned? Well let's see them executed and in action before we approve any further development. If the counties and surrounding cities support growth; then plan, build, execute and then and ONLY then approve. Right now we receive plans and promises and don't see any action. We're all waiting to see the plans executed. It's not happening yet.

MANY IMPROVEMENTS ARE COMING LOTS OF GOOD INFO OUT THERE ON THE COUNTY WEB SITE.

Full disclosure, I'm a director of the Retreat community board of directors and I'm speaking for a huge majority of the 520 members/homeowners that we will continue to object to new development applications until the traffic and infrastructure problems are addressed and corrected.

NOTED. I THINK MANY, MANY PEOPLE OBJECTED TO THE RETREAT DEVELOPMENT FOR THE SAME REASONS. ** I lived in the neighboring community called Wild Rose when the Retreat was constructed. The homes in the retreat were large lot and large build single family homes Mike. We're taking about 520 homes on 350 acres. They added value to the surrounding area. Your plan is asking for 83 units ok 9 acres?

ITS 83 UNITS ON 15 ACRES. ONE THIRD OF WHICH WILL BE PERMANENT OPEN SPACE. THESE ARE HIGH END HOMES. THE VALUE ADDED TO THE COMMUNITY WILL BE GREAT. ESPECIALLY RIGHT NEXT TO THE MANUFACTURED HOME COMMUNITY OF BUTTERFIELD.

Your plan is 2 story detached condos/townhouse style? How does that add value to the surrounding communities Mike?

HOW DOES IT NOT? WHY WOULD THE RETREAT BE ANY DIFFERENT. JUST LARGER. PEOPLE DON'T WANT LARGER HOMES. SOME WANT JUST WHAT WE ARE BUILDING AND THEY MAKE AS MUCH AS THOSE LIVING IN THE RETREAT

All neighboring communities don't see the value in adding high density housing Mike. To many cars and not enough benefit.

I WILL SAY IT AGAIN...IF IT BECOMES AN OFFICE SHOPPING CENTER (WHICH IT IS ALLOWED TO DO TODAY) IT WILL BE WORSE. NOT MY OPINION, JUST THE FACTS. AND WHY SHOULD ANY ONE MORE HOME BENEFIT ANYONE? WHAT BENEFIT ARE YOU LOOKING FOR? IT MITIGATES ITS IMPACTS, JUST LIKE YOUR COMMUNITY DID (OR DID NOT DO, I DON'T KNOW).

It's pretty simple for all of us. But I get it, you developer wants to squeeze in as many structures as he can to maximize profits.....

NOT REALLY AN HONEST COMMENT BUT I UNDERSTAND WHY YOU WOULD MAKE IT. HERE, ITS NOT A RICH DEVELOPER. THE PROJECT WILL BE LUCKY IF IT MAKES BACK FOR ITS INVESTORS 50% OF WHAT THEY HAVE IN IT. THESE PEOPLE ARE JUST LIKE YOU. HAVE INVESTMENTS, JUST LIKE YOU. ITS NO MONEY GRAB, THOUGH IT PLEASURES PEOPLE TO HAVE THE VISION IN THEIR MIND OF THE RICH FAT CAT DEVELOPER MAKING MONEY AT THEIR

EXPENSE. VERY STERO TYPICAL....

just like the new owner of the Champions Club is trying to pressure he Retreat into doing. It's to much Mike. Your developers are strong greedy. My opinion.

I DO NOT KNOW IOF THE CHAMPION CLUB. CALLING SOMEONE GREEDY THAT YOU KNOW NOTHING ABOUT IS NOT VERY NICE.

Cheers,

CHEERS BACK!

*Cheers, I appreciate the communication. But my opinion is unchanged. We need help down here; not empty promises.

I AGREE . I WILL NEVER RUN FROM PRODUCTIVE DIALOG AND WE MAY NOT AGREE. AS FAR AS PROMISES BEING EMPTY, I CANNOT PEAK TO THAT BECAUSE I DO NOT KNOW WHO AND WHAT WAS PROMISED, THAT BECAME EMPTY, OR HOW THAT WOULD APPLY TO A TINY HOME DEVELOPMENT NEXT TO THE FREEWAY.

THANKS FOR SATYING IN TOUCH. HAVE A GREAT SUNDAY. I AM GOING TO DISNEYLAND. I GO MOST SUNDAY AFTERNOONS. I WILL HAVE TO PASS THROUGH YOUR REGION (FORGIVE ME) AND ON THE WAY BACK I WILL STOP AT TOMMYS AND LEAVE SOME OF MY SALES TAX IN THE REGION. :)

Jonathan Monroe

On Oct 26, 2017, at 1:37 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Mr. Monroe,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community.. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have

addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Brady, Russell

From: Brady, Russell
Sent: Friday, October 27, 2017 4:40 PM
To: 'Jannlee Watson'
Subject: RE: Tentative Tract Map No. 37153
Attachments: VTTM 37153_CONCEPT GRADING_TEMESCAL CANYON ROAD.pdf

The grading condition varies along the western boundary of the site given the varied level of topography on this boundary. Attached is the project's conceptual grading plan that shows some of the proposed design, in particular see sections H-H and G-G. Section H-H proposes grading on the adjacent existing parcels (which the developer has initial agreements for) to bring their back yards near level with the proposed adjacent residences' pads with a new fence or wall (likely to be wall). Section G-G shows the existing fence kept on the boundary with a slope down to the proposed residences' pad. That said, the existing fence may also be desired to be replaced with a wall with mutual agreement with the owners to the west as a wall would be more durable in the long term.

On the northern boundary as shown in section K-K and J-J, the existing fence/wall condition there would stay and the ground would initially stay generally as is today for about 15' and then transition to a MSE retaining wall (not a flat vertical face retaining wall, but one that incrementally steps back) and up to a small slope and to the proposed residences' pads.

Let me know if you have any additional questions.

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



How are we doing? [Click the Link and tell us](#)

From: Jannlee Watson [mailto:jannlee.watson@ca.rr.com]
Sent: Friday, October 27, 2017 3:20 PM
To: Brady, Russell
Subject: Re: Tentative Tract Map No. 37153

Hi, Russell! I hope you can help me. What is the buffer planned between this condo project and the adjacent homes on Wrangler Way in Butterfield Estates, and the homes on Whitecrown Circle in Painted Hills. Is it a wall, fencing, landscaping?

Thank you ...

Jannlee Watson

Brady, Russell

From: Mike Naggar <mike@naggarinc.com>
Sent: Friday, October 27, 2017 2:18 PM
To: Susan Fischetti
Cc: Carissa Hainsworth; Brady, Russell
Subject: Re: 83 homes off Temescal

comments below

On Oct 27, 2017, at 2:05 PM, Susan Fischetti <susan7066@att.net> wrote:

Widen the road before building homes.

WE PLAN TO

I don't believe adding 83 homes will reduce traffic.

COMMERCIAL OFFICE, ITS CURRENT ZONING, IS THE GREATER TRAFFIC GENERATOR.
RESIDENTIAL GENERATES LESS. OK IF YOU DO NOT BELIEVE.

You stated the best solution: Don't build them.

NOTED

KIND REGARDS

MIKE

From: Mike Naggar [<mailto:mike@naggarinc.com>]
Sent: Friday, October 27, 2017 12:49 PM
To: Susan Fischetti <susan7066@att.net>
Cc: Carissa Hainsworth <carissa@naggarinc.com>; rbrady@rivco.org
Subject: Re: 83 homes off Temescal

Greetings Susan,

Please see my responses below in caps. FYI Im not yelling :)

Let me know if you need anything more.

Mike

On Oct 27, 2017, at 12:46 AM, Susan Fischetti <susan7066@att.net> wrote:

Carissa, the misinformation is on your part. I understand the traffic studies used are from 2014 and 2015. Really?

THE STUDIES ARE CONDUCTED TAKING INTO ACCOUNT ALL PROJECTS THAT ARE PLANNED AT THE TIME .. THIS IS DONE IN WHAT IS CALLED "CUMULATIVE

ANALYSIS” AND CAN BE FOUND IN THAT SECTION OF THE STUDY. ADDITIONALLY THE STUDY WE CONDUCTED IS USED TO DETERMINE HOW TO MITIGATE OUR IMPACT TO BELOW A LEVEL OF SIGNIFICANCE WHICH IT DOES. THE CHANGE FROM OFFICE BACK TO RESIDENTIAL IS A TRAFFIC REDUCER OF ABOUT 400 TRIPS PER DAY. WE WILL ALSO BE WIDENING TEMESCAL CANYON ROAD.

Traffic has significantly increased since then. How about a current traffic study? And where will these future residents go to get on the 15 freeway? Temescal Canyon Road, which is already overwhelmed with traffic. Why don't you all come down here on a weekday between 6 and 8 a.m. and see for yourselves?

NOTED. PLEASE SEE ABOVE. OUR PROJECT IS A TRAFFIC REDUCER. THE ONLY WAY TO REDUCE IT MORE IS NOT TO BUILD IT.

Open space? How much open space could you have after putting 83 buildings on 9 acres? And *future* road improvements? How about making road improvements before building homes? And having only one way in and out of the project seems dangerous. This development is ill-advised, and should go back to commercial.

THE PROJECT SITS ON 15 ACRES. ONE THIRD, OR ABOUT 5 ACRES WILL BE PERMANENT OPEN SPACE. THIS IS IN ADDITION TO INTERNAL TRAILS, PRIVATE REC CENTER AND POOL, AND A DOG PARK.

Susan Fischetti

From: Carissa Hainsworth [<mailto:carissa@naggarinc.com>]
Sent: Thursday, October 26, 2017 3:08 PM
To: susan7066@att.net
Cc: Mike Naggar <mike@naggarinc.com>
Subject: 83 homes off Temescal

Dear Susan,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

In reading yours and others' letters, as well as some comments on Facebook, we noticed much misinformation about the project. It is always our hope to provide as much

accurate information as possible, because we are very proud of the communities we represent.

While we had the community meetings, we understand that it is impossible to reach out to everyone that the project will affect. We wanted to take a moment and reach out to you individually to see if we can answer any specific questions or concerns you may have about the project. Your thoughts and concerns are important to us.

If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

Feel free to email us any specific questions.

Carissa A. Hainsworth

<image001.png>

445 S. D Street

Perris, CA 92570

(951) 437-4329

Brady, Russell

From: Mike Naggar <mike@naggarinc.com>
Sent: Friday, October 27, 2017 1:09 PM
To: Jon Monroe
Cc: Carissa Hainsworth; Brady, Russell
Subject: Re: 83 homes off Temescal

Hi John,

Thanks for taking the time write back, I put our responses below in caps. FYI, Im not yelling :)

Let me know if you need anything further.

Kind Regards,

Mike

On Oct 26, 2017, at 7:18 PM, Jon Monroe <monroejon@yahoo.com> wrote:

Carissa:

The development application you firm represents is one of many in Temescal Valley/South Unincorporated Corona.

As per my email to the County my primarily concern is related to severe and significant traffic along our surface streets and freeways.

YES. THIS IS A CONCERN I HEAR REPEATED. A NUMBER OF ROAD IMPROVEMENTS ARE PLANNED AS A RESULTS OF SYCAMORE CREEK AND TERRAMORE PROJECTS. THERE ARE ALSO A NUMBER OF PROJECTS PLANNED TO WIDEN TEMESCAL CANYON ROAD. OUR PROJECT, WAS RESIDNETIAL, GOT CHANGED TO OFFICE/COMMERCIAL AND WE ARE CHANGING IT BACK TO RESIDENTIAL. THIS CHANGE ACTUALLY REDUCE DAILY TRIPS BY ABOUT 400.

I provided many examples but from a personal standpoint I'll share with you that my residence, located in the Retreat Community, is approximate one mile from the freeway and it currently takes me 25-30 minutes to just get onto the 15 freeway in the morning and another 20-25 minutes to get

to the 91 freeway (which is approximately 4-5 miles from my on ramp.

THE COUNTY HAS OBTAINED 50 MILLION IN FUNDING TO EXTEND THE HOV LANES TO HWY 74.

This in my opinion is horrific and the primary reason I object to your development application and/or any other development application in he area.

DULY NOTED

My understating is the application you submitted included a traffic study which was 2.5-3 years old; which in my opinion is out dated and not representative of our current traffic situation. The 91 freeway toll lane completion within he last 13 months has been detrimental to Temescal Valley and has deteriorated our 15 freeway which is an artery for us here in Temescal Valley.

THE TRAFFIC STUDY TOOK INTO ACCOUNT ALL PROJECTS AT THE TIME AND THAT WERE PLANNED SO IT IS CURRENT AND ACCURATE. IT WAS SCOPPED AND APPROVED BY THE COUNTY TO ENSURE ACCURACY. WE WILL BE WIDENING OUR PORTION OF TEMESCAL CANYON ROAD AND ADDING A REGIONAL TRAIL.

With each new development additional residents crowd or streets and freeways and the County, RCTC and the City of Corona have NOT proactively identified or executed a solution and as a result we here in Temescal Valley are suffering.

ACTUALLY, I WILL DISAGREE WITH YOU HERE. COUNTY AND RCTC HAS BEEN VERY PROACTIVE. FREEWAYS ARE THE RESPONSIBILITY OF THE STATE AND THERE ARE NO POTS OF MONEY OUT THERE. ROAD IMPROVEMENTS THESE DAYS ARE DEVELOPMENT DRIVEN WHICH MEANS FEES COLLECTED FROM DEVELOPMENT GOES TO DO THE IMPROVEMENTS. I WISH THE CITIES AND THE COUNTY HAD MONEY TO DO IMPROVEMENTS FIRST BECAUSE IT CREATES CONDITIONS LIKE YOU DESCRIBED, BUT THEY ARE WORKING ON IT.

It's not my job to bless every developer who wants to build homes and profit off the backs of us residents who live in Temescal Valley. I'm a 13 year resident of the area and have seen the deterioration first hand.

DULY NOTED. I WOULD DISAGREE AS MANY PEOPLE PROFIT FROM DEVELOPMENT. PROBABLY EVEN YOU IN AN INDIRECT WAY.

My recommendation to the County and RCTC would be to require ANY AND ALL developers in Temescal Valley to contribute to a transportation fund for freeways and surface streets so our residents can have the freeways expanded, surface streets improved and infrastructure in the area brought to a level that will provide some relief to our existing residents.

THIS IS ALREADY OCCURRING.

There is a plan for toll lanes on the 15 freeway and in my opinion that's unacceptable as is a "pay to use" situation; which isn't fair and/or reasonable.

DULY NOTED.

Again, if developers want to make money off our backs then invest enough of your profits on the front end to make a difference. Maybe just maybe if every developer in Temescal Valley improved the infrastructure and committed funding to our roads and freeways we wouldn't be in the situation we are today!!!!

LOTS OF NEW ROAD IMPROVEMENTS ARE PLANNED.

Full disclosure, I'm a director of the Retreat community board of directors and I'm speaking for a huge majority of the 520 members/homeowners that we will continue to object to new development applications until the traffic and infrastructure problems are addressed and corrected.

NOTED. I THINK MANY, MANY PEOPLE OBJECTED TO THE RETREAT DEVELOPMENT FOR THE SAME REASONS.

Cheers,

CHEERS BACK!

Jonathan Monroe

On Oct 26, 2017, at 1:37 PM, Carissa Hainsworth <carissa@naggarinc.com> wrote:

Dear Mr. Monroe,

Our Names are Mike Naggar and Carissa Hainsworth and we are the project managers for the Pinnacle Homes project that is being planned for your community. We noticed that you sent a letter of opposition into the county. First, I want to commend you for being involved in your community. As project managers we always wish that our projects be a community of the nature that we would not mind having our own family members live in. Over the last two years, we held 6 community meetings in order to consider everyone's concerns regarding the effects of the development and we are confident that we have addressed all of these concerns with this project in mind. This includes hiring professionals to assess all impacts the project will have on the area.

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If you have a desire we would love to share with you the aspects of our proposed community, such as open space, trails, and future road improvements for the region.

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Carissa A. Hainsworth

<image001.png>

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(951) 437-4329

Brady, Russell

From: Mike Naggar <mike@naggarinc.com>
Sent: Friday, October 27, 2017 12:55 PM
To: Jessica Hatcher
Cc: Carissa Hainsworth; Brady, Russell
Subject: Re: 83 homes off Temescal

Hi Jessica,

Our project was once residential and it was changed in 2011 to office/commercial. Office commercial is a greater traffic generator. Our project will reduce traffic trips by 400 a day. There are many road projects planned in the area. We will also be widening our portion of Temescal Canyon Road and adding a regional trail. We will keep one third of our project as permanent open space in addition to trails and open space internal to our project that are amenities to the project including a dog park.

I know this may not alleviate all of your frustration, but we are doing all our little project can do to minimize its impacts.

I do want thank you for taking the time to write back and we will remain available to talk our write if you wish to follow up.

Kind Regards,

Mike

On Oct 26, 2017, at 9:12 PM, Jessica Hatcher <jessicachatcher@gmail.com> wrote:

Hi Carissa,

Thank you for your reply. I'm in opposition of your proposed development as I use these roads daily which are a nightmare of traffic. I leave anywhere between 6am and 6:30 and have to plan at least an hour to get me out of South Corona. This is ridiculous! I've lived here for two years now and the traffic has gotten worse each week that passes. Your proposed development along with all the others already approved are only making this community unbearable with feeling trapped.

The county has not done anything to address traffic and I will be an active opposer of this and any other new

developments trying to come in until the local roads and freeway are addressed.

Kind regards,
Jessica

On Oct 26, 2017, at 3:57 PM, Carissa Hainsworth
<carissa@naggarinc.com> wrote:

Dear Jessica,

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Brady, Russell

From: Mike Naggar <mike@naggarinc.com>
Sent: Friday, October 27, 2017 12:49 PM
To: Susan Fischetti
Cc: Carissa Hainsworth; Brady, Russell
Subject: Re: 83 homes off Temescal

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Susan Fischetti

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Sent: Thursday, October 26, 2017 3:08 PM

To: susan7066@att.net

Cc: Mike Naggar <mike@naggarinc.com>

Subject: 83 homes off Temescal

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