

Mission Trail Apartments-Correspondence received:

Renee Rolander: In opposition to the project as it would reduce the value of the adjacent SFD.

Department of Toxic Substances: Wanted to ensure adequate testing had occurred and there were adequate mitigation conducted.

CDFW: Proposed mitigation ratios were not acceptable and during the permit process revisions to this may be required.

Paul Williams: In favor of the project, did not see the affordable aspect reducing value.

Marcel Reim: Opposed the project as it would diminish the views and character of the Wildomar side of Mission Trail.

**From:** [Rene Rolander](#)  
**To:** [Justin Kirk](#)  
**Subject:** No apartment axis to Apartment's thru Summerly  
**Date:** Tuesday, April 25, 2017 9:53:42 AM

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All comments must be submitted in writing to the address listed below:

Mr. Justin Kirk, Principal Planner  
Community Development Department - Planning Division  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530  
E-mail: [jkirk@lake-elsinore.org](mailto:jkirk@lake-elsinore.org)  
Telephone: 951.674.3124, ext. 284/Fax 951.471.1419

Dear Justin,

I am a Summerly resident and property owner. We live at 29489 Mascot.

We strongly disapprove any axis thru Summerly residential area on our streets to any Apartment living axis.

The crime rate in our area cannot be controlled by the police as it is. Vandalism, vagrants and theft already have residents uncomfortable. It's very upsetting to giving more axis to gypsies and homeless people looking for opportunities to steal. This is not why we pay the city over \$6,000+ in taxes per household each year. I work in the community and want to clean up this neighborhood. I see the loitering & crime daily.

Summerly as a community will strongly oppose any apartment complex bumping up to our lovely homes. What is the best way for us to oppose this project's location? We will fight this tooth and nail. The value of our homes is not rising in over 3 years. Even after residents put in \$20,000-40,000 in the back yards and upgrades. Please do not add to this lack of value! Everything else on Diamond Drive in development---I must commend you are finally getting this off the ground! Please be mindful of the residents of ownership of Summerly community. Low rent apartment living in a residential neighborhood will not fare well with us.

In all honesty, our community would like to be Gated! No axis to outsiders. We need to find some resolution to keep Summerly axis to residents only.

Thank you for taking a moment to read this.

Rene Rolander  
Director of Marketing & Sales  
Pins N Pockets  
32250 Mission Trail  
Lake Elsinore, CA 92530  
951-245`-6250 x 100  
949-929-8879 cell

**From:** [Rene Rolander](#)  
**To:** [Justin Kirk](#)  
**Subject:** C&C Development/Mission trail  
**Date:** Thursday, May 25, 2017 6:04:52 PM

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Hi Justin,

Please note the residents of Summerly do not in any shape or form approve the City to build low income/high density living next to us. I personally pay over \$6,000 in taxes and did not buy here to live next to LOW INCOME. It already surrounds us.

So many residents are sickened that you would do this. They took a risk on this city riddled with the worse reputation running up and down the 15. I came here from OC and explaining to others about our city's "crack-drug-lowlifes" stigma has always been a challenge.

The police can barely patrol our area as it is. The amount of theft in Summerly is high. We are already surrounded by low income. Keep those low income areas together over by the HIGH School in order to protect residents of pedophiles and other bottom feeders of society. Schedule more police activity over there, too.

The residents of Summerly believed in this city to take a risk in buying here for their families. We want the kids to be free to feel safe on our streets. We can't gate our community and our parks are not paid for by the city—all maintained by our HOA. Our pools are the same. We currently have homeless you can't even resolve and save businesses and homes with loiterers everywhere looking to steal something for survival. PLEASE stop with the low income immediately. Since you are mandated to add the low income project how about over by the Storm? See how they will tolerate it. Put them over by Bundy & Mission Trail or off COREDON! Do not disgrace every residence dream of Summerly being an all American community. I am personally just disappointed beyond words by what is being projected and the lack of interest in the City listening to our residence. Steve Manos told us it was far past any changes for us. This seems like our community may have some legal recourse! Take this development up to Tuscany Hills area?

Secondly, why would the City consider HIGH DENSITY anything? Diamond Drive is ridiculous. Add a Storm Game to the mix! I don't need to say more.

I would personally go find a suitable developer for this land. Read all the studies about Baby boomers and Senior Living. That makes so much more sense and overall in City Development. I am mortified you would consider junking up this development—that is what you are doing.

I am sure the C&C Developer is worthy! Please find them another location. We do not under any circumstances wish this next to Summerly. I don't wish to get vocal, but will peruse with others whatever we need to do to stop this development next to Summerly.

Respectfully,  
Rene Rolander & Frederick DuRae  
29489 Mascot  
Lake Elsinore, CA 92530



**Matthew Rodriguez**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Barbara A. Lee, Director  
5796 Corporate Avenue  
Cypress, California 90630



**Edmund G. Brown Jr.**  
Governor

May 9, 2017

Mr. Justin Kirk  
Principal Planner  
Planning Division  
Community Development Department  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

### INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION (ND) FOR MISSION TRAIL APARTMENTS PROJECT (SCH# 2017041057)

Dear Mr. Kirk:

The Department of Toxic Substances Control (DTSC) has reviewed the subject ND. The following project description is stated in the ND: "Lake Elsinore CCR, LLC (Project proponent) is proposing to build a housing community in the City of Lake Elsinore with a maximum of 81 apartments units<sup>1</sup> and associated features and facilities including resident/visitor parking, a leasing/management office, a community center, onsite laundry facility, active and passive open spaces, and a maintenance garage. The 5.37-acre Project site would have an overall density of 15.1 dwelling units to the acre and would consist of four residential buildings with a total of 9 two-bedroom units and 72 three-bedroom units."

Based on the review of the submitted document DTSC has the following comments:

1. The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.
2. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).

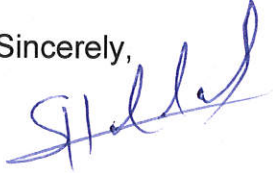
3. If planned activities include structures/building modifications/ demolitions, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be addressed in accordance with all applicable and relevant laws and regulations.
4. Phase I Environmental Site Assessment (Phase I) Report submitted along with the ND states, "To the north-northwest of the Site is what appears to be agricultural land that is divided into rectangular parcels." If the site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides.
5. The ND states, "Analysis of soil samples from within the railroad easement running through the eastern portion of the Project site indicated that arsenic in the soil at this location is at typical background levels and is not a hazardous material concern." However, the (Phase I) indicates, "Because the area of the Site adjacent Mission Trail was a former railroad easement, two soil samples were obtained from this former railroad alignment and analyzed for arsenic." Railroad easements and rail yards are commonly impacted due to spillage of chemicals, fuels, and lubricants, and use of pesticides and herbicides along the tracks for weed control. Arsenic is not the only one potential contaminant of concern from the railroad activities. Based on the information provided, DTSC is not able to determine the adequacy of the sample numbers and sampling locations to assess impact from railroad. DTSC recommends further assessment/investigation and/or cleanup as necessary to confirm that no residual contamination associated with rail operation is present onsite.
6. If soil contamination is suspected or observed in the project area, then excavated soil should be sampled prior to export/disposal. If the soil is contaminated, it should be disposed of properly in accordance with all applicable and relevant laws and regulations. If the project proposes to import soil to backfill the excavated areas, proper evaluation and/or sampling should be conducted to make sure that the imported soil is free of contamination.
7. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.



Mr. Justin Kirk  
May 9, 2017  
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If you have any questions regarding this letter, please contact me at (714) 484-5380 or email at [Johnson.Abraham@dtsc.ca.gov](mailto:Johnson.Abraham@dtsc.ca.gov).

Sincerely,



for Johnson P. Abraham  
Project Manager  
Brownfields Restoration and School Evaluation Branch  
Brownfields and Environmental Restoration Program - Cypress

kl/sh/ja

cc: Governor's Office of Planning and Research (via e-mail)  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044  
[State.clearinghouse@opr.ca.gov](mailto:State.clearinghouse@opr.ca.gov)

Mr. Guenther W. Moskat, Chief (via e-mail)  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
[Guenther.Moskat@dtsc.ca.gov](mailto:Guenther.Moskat@dtsc.ca.gov)

Mr. Dave Kereazis (via e-mail)  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Mr. Shahir Haddad, Chief (via e-mail)  
Schools Evaluation and Brownfields Cleanup  
Brownfields and Environmental Restoration Program - Cypress  
[Shahir.Haddad@dtsc.ca.gov](mailto:Shahir.Haddad@dtsc.ca.gov)

CEQA# 2017041057

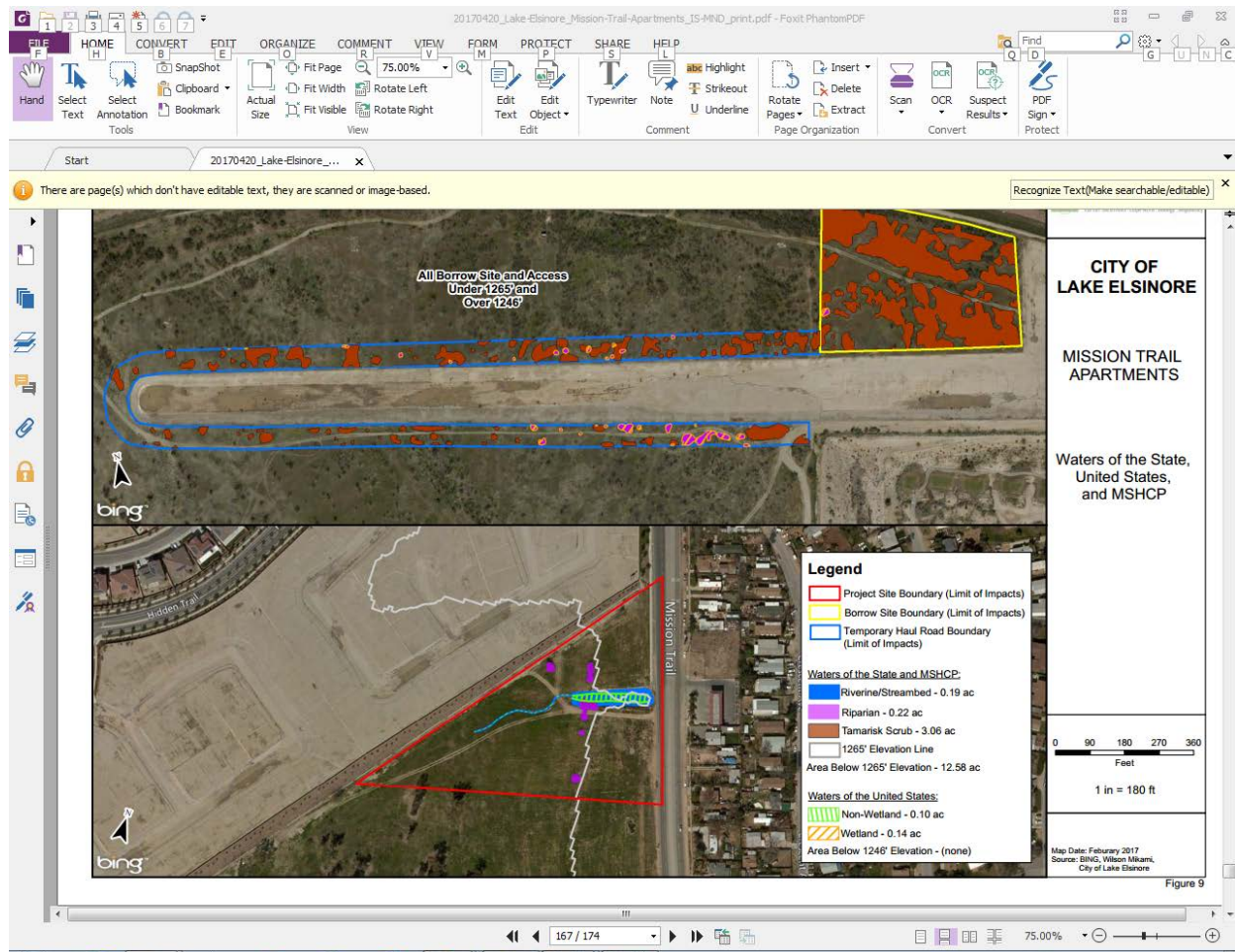
From: Brandt, Jeff@Wildlife  
To: Justin Kirk  
Cc: Brandt, Jeff@Wildlife  
Subject: CEQA Mission Trails Apartments project (SCH # 2017041057) and pending LSA application  
Date: Friday, June 02, 2017 4:05:29 PM  
Attachments: image001.png  
image003.png

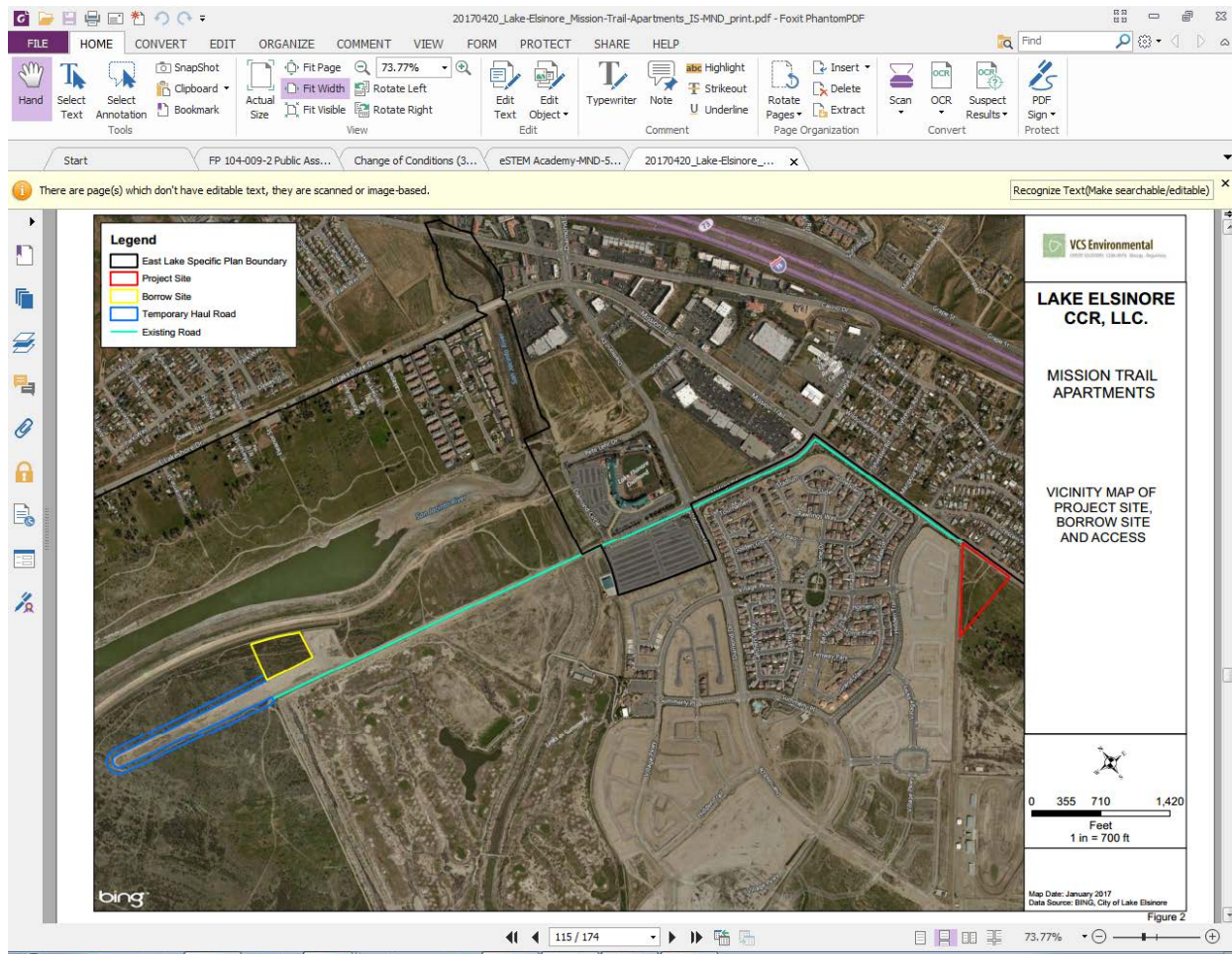
Good afternoon Justin.

I'm reviewing the CEQA docs for the Mission Trails Apartments project and need to ensure the CEQA process adequately identifies the impacts associated with both the 4.4 acre borrow site, access road, and the footprint of the project. The project will need a Lake and Streambed Alteration Agreement (LSA), and acting as a "Responsible Agency" under CEQA, DFW will depend on the CEQA document to prepare the LSA. Currently the CEQA document is inadequate for this purpose: of primary importance is the inclusion of a suite of robust avoidance measures and BMPs for cutting the temporary haul road and operating the borrow pit, and recontouring the temporary roadway and revegetating the borrow pit and roadway after the excavation.

The current disclosure of impacts and mitigation proposal is inadequate and will result in significant delays when CDFW prepares the LSA for the project. Absent disclosure of the impacts and a robust mitigation strategy, we will be required to reconsider our Responsible Agency status, and we will coordinate with other agencies as they prepare their permits. If the project includes the BMPs for the roadway, and the revegetation and conservation of the 4.4 acre borrow pit, DFW is willing to accept the revegetation and conservation of the borrow pit as the mitigation for the project LSA.

Thank you for looking into this.





Thank you,

Jeff Brandt  
Habitat Conservation  
California Department of Fish and Wildlife  
3602 Inland Empire Blvd, Suite C-220  
Ontario, CA 91764  
Phone (909) 987-7161  
Fax (909) 481-2945  
Email [jeff.brandt@wildlife.ca.gov](mailto:jeff.brandt@wildlife.ca.gov)

*Every Californian should conserve water. Find out how at:*



[SaveOurWater.com](http://SaveOurWater.com) - [Drought.CA.gov](http://Drought.CA.gov)



From: [Paul Williams](#)  
To: [Justin Kirk](#)  
Subject: Planning Application No.2016-103 Mission Trail Apartments  
Date: Sunday, June 04, 2017 5:12:24 PM

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Good afternoon...As a Summerly resident in Sunrise Springs II we are next to the proposed Mission Trail Apartments proposed by C & C Development. We are not in opposition to the apartment buildings being built behind our wall. For the following reasons:

We do not believe Workforce Housing will impact the resale value of our property

We do not believe that Workforce Housing or low-income citizens equates to criminals and criminal activity

The developers have been more than willing to work with the Summerly residents including:

Two meetings to explain their mission, vision, vetting process in renting to potential renters, and building plans

The building plan calls for less evasive approach on Sunrise Springs II views and privacy (the Caliborne homes are not so considerate)

Inviting Summerly residents to visit other developments to see the type of buildings and property maintenance they utilize

Place in the renters agreement if found the renter attempted to use Summerly amenities' could be grounds for eviction (subject to legal advise and wording)

Collaborating with HOA and city to place a gate at the property line of Mission Trails west and at the brick wall to deter homeless individuals seeking shelter

To work with the existing Summerly's Neighborhood Watch to elevate safety issue to the proper authorities (this will be a good way to bound between the two communities

There are some of my fellow community members who object to the apartments because it may impact the pool that is specifically for members use. Currently, in order to get into the property where the pool is housed one must have a key fob and security is usually on the premises. Monitoring is done electronically as well. They have requested the builder to build a pool for the apartment residents. Although one can understand their concern for us who live adjacent to where the pool would be we find the noise level we have to endure will impact us not west of us.

The heart of the concerns of those opposed is the property value being hurt and low income means criminality. Even the Real Estate Agents have differing opinions on the property value

being impacted by apartments being next to home for sale. If any value of homes will be impacted it will be our homes (next to the apartments) not the people who live in Summerly northwest of our homes.

Our parents were low income wage earners. We were raised in South Central Los Angeles. They raised us to be responsible citizens, as we raised our children. We are not exceptions to the rule. It is my understanding that these individuals are workers (i.e. working in service, hospital, warehouse and retail industries) are getting a chance to have a nice residence which is affordable. Their income is lower than median for this area due to the industries they work in, having salaries which are traditionally low and often part-time hours. There is a potential some of these renters are the very people we go to receive services. This article gives information relevant to the subject of Workforce Housing

[www.rooflines.org/3903/workforce\\_housing\\_is\\_an\\_insulting\\_term](http://www.rooflines.org/3903/workforce_housing_is_an_insulting_term)

In conclusion, economic covenants is not something that we can support. Cities can not or should not zone for exclusion. The developers have made themselves available and has promised to be good neighbors to us. We have an opportunity to believe them and at the same time hold them accountable. We know what we are getting here and we ask ourselves if it was another developer would they have done what C&C has done? The answer we came up with was we don't think so.

Thank you for considering this in your decision making process. Paul and Agnes William 29153 Black Oak Lake Elsinore 92530

**From:** [Marcel Riem](#)  
**To:** [Justin Kirk](#)  
**Subject:** Public Hearing Presentation  
**Date:** Tuesday, June 06, 2017 3:46:22 PM

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Dear Mr. Kirk,

Thanks for the information provided in our brief conversation yesterday.

Please find below a letter which I would like to have presented at the hearing this evening.

Please send me an email acknowledging receipt.

Thanks very much.

Marcel Riem

To: Planning Commission of the City of Lake Elsinore  
Re: Mission Trail Apartments Ap. #2016-103 within East Lake Specific Plan

After looking through the EIR documents for the Mission Trail Apartment Project, I was quite surprised to see that it would be three stories. All of the established residences across the street at the Sedco Town Site in Wildomar are one or in rare cases two stories. The new housing in the walled project entered on Hidden Trail appears to be one or two stories. Even further afield, it is very hard to think of anything above 2 stories unless it is commercial and next to the freeway (such as the Holiday Inn, which is also on the other side of the freeway and in a shopping center).

There is no question that the height of this project will have an adverse effect upon the properties in the section of Wildomar opposite it (and in the case of my family, this will mean that we will lose scenic view and substantial potential lot appreciation/investment value and quality of life at at least 4 or 5 properties).

One also wonders whether the new properties in the walled community on the Lake Elsinore side have been sold and whether the occupants were aware that a 3 story complex would be looming over their new one and two story dream homes; it seems that there would be a potential "bait and switch" problem there.

This led me to take a look at the East Lake General Plan EIR, and I noticed that there are no **height specifications whatsoever for the projected development along Mission Trail to Corydon and opposite the long established Sedco Town Site of Wildomar and to the south--** where, again, buildings have generally been at most 1 or 2 stories on the Wildomar side (and where there has always been open land or water on the Lake Elsinore side). Would this be the case if the land on the Wildomar side of Mission Trail was owned by Lake Elsinore? occupied by one of the newer one or two story tracts in Lake Elsinore? owned by a developer of new one and two story homes in Lake Elsinore? Or, for that matter, if the residents of the Sedco Town Site occupied a more powerful economic niche?

I have just looked at the Developer's website for the Mission Trail Apartment project, and it is not lost on me that the Developer's drawing depicts the long occupied, modest homes across the street in the manner of unoccupied storage facilities. But there are and have been real working people there (and real working owners) with yards and what have always been stunning scenic views.

When my father acquired our family's first lot on Sedco Blvd. in Wildomar back in the 70's (one which will look out on your East Lake Plan developments), he was specifically attracted to the semi-rural character of the area and the scenic views of the mountains and the lake. He was by no means alone. Most long time residents remember when the area of the East Lake General Plan had water in it in a good rain year (as is evidenced by the photographs in your EIR), and was otherwise wetland or open lake bed, and people then and later would have had a rational, reasonable expectation that it would remain in that status for perpetuity.

Your East Lake General Plan and Mission Trail Apartment Project are possible because (as I learned from your EIR), the lake's boundaries were changed by engineering, and the devastating long term impact on potential investment value, and quality of life, for those who had bought in the Sedco Town Site/in that area of Wildomar should be obvious.

The Sedco Town Site has been contributing property tax to the County of Riverside for generations, including the period in which the area of the East Lake General Plan was a lake bed and/or under water. It has done far more than its share to "take one for the team." Most days I eat dinner in a home (put there by my mother) which once had a panoramic view of the mountains and the water or vegetation in the lake/lake bed. I now have a view of new tile roofs and towering power lines (and it is also quite notable that the high power lines are run through the Wildomar Sedco Town Site side of Mission, and not the Lake Elsinore side where the new consumers of power are located, where there had previously been open land, and where the power poles might have been inconvenient to the interests of developers and new buyers). Of course, I also have a close view of the traffic and street lights that accommodate the Summerly Project (as well as the rest of Lake Elsinore's East Lake General Plan). Virtually none of this would have been there if the lake had not been altered in the interests of the neighboring municipality across the street.

In short, the area of Wildomar opposite your East Lake Plan has done far, far more than enough to accommodate the interests of Lake Elsinore. (In our case, your EIR indicates that we will also be adversely affected by your new traffic volume issues at a Wildomar property that is not even on Mission Trail). It would seem that it would be in the interest of your pre-existing homeowners, as well as those people in Wildomar whose interests were essentially, functionally disenfranchised over the last few decades in the area covered by your East Lake EIR, to put in height restrictions that keep the area consistent with what is there and what has been there.

Sincerely,

Marcel Riem  
365-093-015+