

## Susan M. Domen, MMC

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**From:** Alma Quinn <AQuinn@ICWGROUP.com>  
**Sent:** Monday, October 16, 2017 1:46 PM  
**To:** Susan M. Domen, MMC  
**Subject:** RE: Objection letter for the Cottages Development  
**Attachments:** Letter in opposition.docx

Hi Susan, these are residents that mostly live in the Summerly Community. This is a joint letter.

### Alma Quinn

Claims Examiner | WC Claims  
ICW Group Insurance Companies  
[aquinn@icwgroup.com](mailto:aquinn@icwgroup.com)

p: 858.350.7229 | f: 858.369.7709

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**From:** Susan M. Domen, MMC [<mailto:sdomen@lake-elsinore.org>]  
**Sent:** Monday, October 16, 2017 1:44 PM  
**To:** Alma Quinn  
**Subject:** RE: Objection letter for the Cottages Development

Can you please forward me the letter?

Names and addresses along with signatures would count for any inclusive document. Just one person listing a bunch of names, would not be able to be confirmed if they were accurate.

## Susan M. Domen, MMC

### City Clerk

City Clerk's Office | City of Lake Elsinore | 130 S. Main St.  
☎951.674.3124 ext. 262 | 📠951.245.5322 | ✉ [sdomen@lake-elsinore.org](mailto:sdomen@lake-elsinore.org)

CCAC Treasurer  
IIMC International Relations Committee Member  
LOCC Public Safety Committee Member



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**From:** Alma Quinn [<mailto:AQuinn@ICWGROUP.com>]  
**Sent:** Monday, October 16, 2017 8:34 AM  
**To:** Natasha Johnson <[njohnson@Lake-Elsinore.org](mailto:njohnson@Lake-Elsinore.org)>  
**Cc:** Susan M. Domen, MMC <[sdomen@lake-elsinore.org](mailto:sdomen@lake-elsinore.org)>  
**Subject:** RE: Objection letter for the Cottages Development

Thank you Natasha for letting me know that Susan is the appropriate department. . Can you also please confirm, if individuals need to each send their own copy of the letter or will their names and addresses count for the record?

**Alma Quinn**

Claims Examiner | WC Claims  
ICW Group Insurance Companies  
[aquinn@icwgroup.com](mailto:aquinn@icwgroup.com)

p: 858.350.7229 | f: 858.369.7709

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**From:** Natasha Johnson [<mailto:njohnson@Lake-Elsinore.org>]

**Sent:** Monday, October 16, 2017 6:36 AM

**To:** Alma Quinn

**Cc:** Susan M. Domen, MMC

**Subject:** Re: Objection letter for the Cottages Development

Good morning,

Thank you for your letter. I am In receipt and am forwarding to our city clerk. Susan Domen our city city clerk is who needs to keep copies for record.

Thank you, Natasha

Sent from my iPhone

On Oct 13, 2017, at 2:06 PM, Alma Quinn <[AQuinn@ICWGROUP.com](mailto:AQuinn@ICWGROUP.com)> wrote:

**Alma Quinn**

Claims Examiner | WC Claims  
ICW Group Insurance Companies  
[aquinn@icwgroup.com](mailto:aquinn@icwgroup.com)

p: 858.350.7229



See what our customers are saying. [Watch Videos!](#)

<Letter in opposition.docx>

10/13/2017

Alma Quinn  
[REDACTED]

Lake Elsinore CA 92530

City of Lake Elsinore  
130 South Main St.  
Lake Elsinore CA 92530

To honorable Mayor Magee and the Lake Elsinore City council,

On 10/24/2017, you will be presented with a recommendation to approve the Cottages affordable housing project by Civic Partners. I implore you to please take a moment and consider our objections and points outlined below. We understand that the city is mandated to supply a percentage of affordable units. We respectfully ask the city council to consider a compromise and either scale down this project to a more manageable size within the developers budget or divide it and placing the units in various sites throughout the city.

I have outlined additional concerns below and pray that the city council puts aside any unfounded opinions against the petitioners and seriously takes into consideration our concerns before approving the development. I think there is room for compromise that will satisfy the city's commitment to provide affordable housing and also satisfy the concerned residents below.

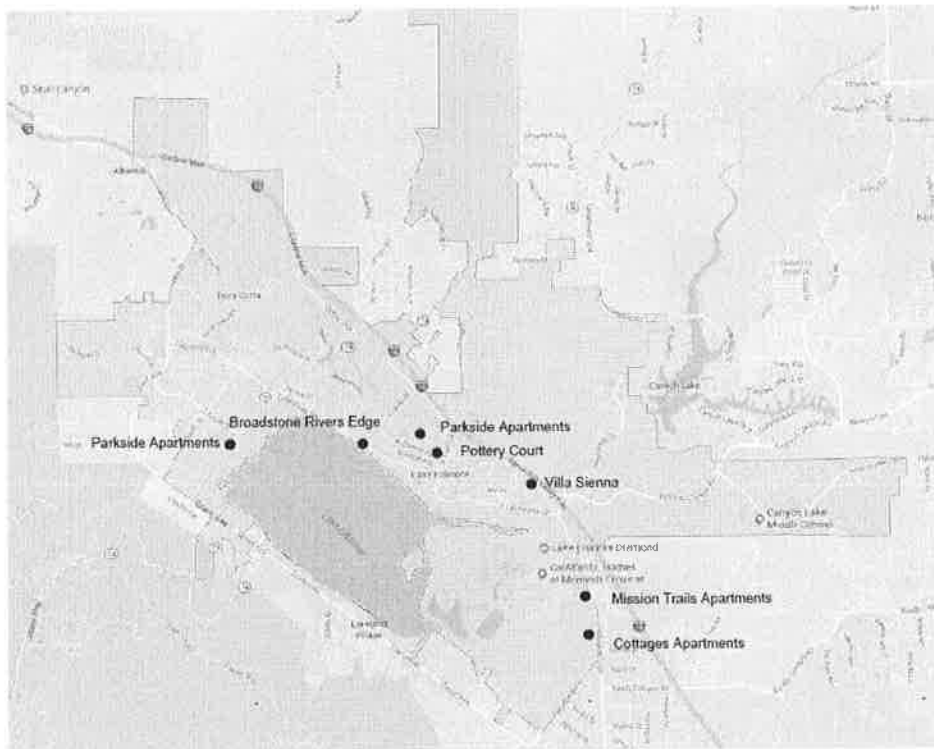
1. **High concentration of affordable housing units surrounding the lake.** This is creating an "Inner City" feel. I took the liberty of plotting the city's 5 existing low income apartments listed on your website and in addition, the planned Cottages and Mission Trails units. I think you can clearly see that within the Lake Elsinore city limits, these affordable housing units are concentrated around the lake, creating an "inner city". We strongly believe that these units need to be distributed evenly throughout the city boundaries, so as to not create areas of concentrated lower incomes.
2. **Surrounding home values dropping because of the proximity of these units.** Many believe that home values drop once work force housing is constructed. There is no way to be certain because I have found articles both in favor and against this theory. The homeowners of the Summerly Development were not made aware of these proposed complexes (Cottages and Mission Trail Apartments) prior to purchase. Had it been disclosed at the time of purchase, we feel many would not have purchased homes here. It was just brought to my attention today that the city has had pre designated areas for affordable housing, as far back as 2002? If this is true, then we ask the city to release any other known potential sites that are designated for low income/affordable housing so future home buyers can make informed decisions prior to purchase.
3. **Civic Partners has limited experience in work force housing projects**  
<http://www.civicpartners.com/project.htm>. As Mayor Magee pointed out at the 8/8/2017 city council meeting, in order for these projects to be successful, they must be well managed and maintained. I appreciated the fact that C&C developers were vested and committed to their Mission Trails Apartments project and vowed to never sell their project and remain involved at all times <http://www.c-cdev.com/> This project will need accountability to ensure they are being good neighbors. I was only able to locate two affordable housing developments by Civic Partners, Renaissance Terrace in Long Beach built in 1987 and City Terrace in Long Beach built in 1988. Both had mixed reviews on Google and Yelp the highest rating was a 3 star.

4. **Scale and funding of this project**, the developer is requesting at least 4.65 million in financial aid from the city. Could the developer consider reducing the size of the project so that they do not need to rely so much on city funds?
5. **The East Lake district is the "Action" side of the city.** We have the Stadium, planned sports complex, Sky Diving, Motor cross. A concern if you keep approving housing developments, you are limiting the potential for new and exciting "action" activities. The current council members are visionaries. Please consider the possibilities of new innovating sports or theme parks that would tie in better with our Dream Extreme vision. We have a finite amount of undeveloped land, which we should hold dearly. Please consider the future possibilities for that section of the city. We need more sources of revenue or jobs.
6. **Civic Partners should reconsider their stance against a pool for their residents.** As you are aware, our temperatures regularly get into the triple digits in the summer months. These families need the pool for exercise and as a stress reliever. The pool creates family bonding time and I feel would be much better utilized than the proposed tot lot and large open space being planned ( with no shade trees might I add) Idle minds are the devils workshop. These kids will need a free form of entertainment. Considering the scale of this project, I don't think adding a pool would cut too much into their profits and I would ask that this be one of the conditions added prior to approval.
7. **Have there been any environmental impact studies?** As you are aware, the current Diamond Dr. / Railroad Canyon exit is not able to support the current amount of traffic. What will be done to help ease the negative impacts that will be created by the new homes? Can the road improvements be addressed first before any new construction is done?

I thank you for your time and consideration, this letter was written on behalf of myself and the following Lake Elsinore residents (above the age of 18) who share these sentiments. This list is not inclusive of everyone and I will forward the remaining list to the city as soon as it becomes available.

Matt Quinn [REDACTED] Lake Elsinore CA 92530  
Sharon Quinn [REDACTED] Lake Elsinore CA 92530  
Amber Ritchie [REDACTED], Lake Elsinore CA 92530  
Shannon Popovich [REDACTED] Lake Elsinore CA 92530  
Valerie Popovich [REDACTED], Lake Elsinore CA 92530  
Kara Shultz [REDACTED] Lake Elsinore CA 92530  
Renee Rolander [REDACTED] Lake Elsinore CA 92530  
Rick Durae [REDACTED] Lake Elsinore CA 92530  
Nick Elliott [REDACTED] Lake Elsinore CA 92530  
Esmeralda Elliott [REDACTED] Lake Elsinore CA 92530  
Gloria Barnes [REDACTED] Lake Elsinore CA 92530  
Lorraina De La Torre [REDACTED] Murrieta CA 92562  
Sherry Walker Powers [REDACTED], Lake Elsinore CA 92530  
Kent Powers [REDACTED] Lake Elsinore CA 92530  
Betty Flores [REDACTED] Lake Elsinore CA 92530

Emmanuel Flores [REDACTED], Lake Elsinore CA 92530  
Freddy Garabay [REDACTED], Lake Elsinore CA 92530  
Vanessa Garabay [REDACTED], Lake Elsinore CA 92530  
Paul Gravell [REDACTED], Lake Elsinore CA 92530  
Marylyn Gravell [REDACTED], Lake Elsinore CA 92530  
Dave Gravell [REDACTED], Lake Elsinore CA 92530  
Jessica Morrison [REDACTED], Lake Elsinore CA 92530  
David Morrison [REDACTED], Lake Elsinore CA 92530  
Denise Fitzsimmons [REDACTED], Lake Elsinore CA 92530  
Kevin Fitzsimmons [REDACTED], Lake Elsinore CA 92530  
Kenny Devor [REDACTED], Lake Elsinore CA 92530  
Mario Perez [REDACTED], Lake Elsinore CA 92530  
Arturo Fuentes [REDACTED], Lake Elsinore CA 92530  
Zamequa Fuentes [REDACTED], Lake Elsinore CA 92530  
Tammy Gutierrez [REDACTED], Wildomar CA 92530  
Lorraina De La Torre [REDACTED], Murrietta CA 92562  
Drew De La Torre [REDACTED], Murrietta CA 92562  
Victoria Lopez-Russel [REDACTED], Lake Elsinore CA 92530  
Arielle Martinez [REDACTED], Lake Elsinore CA 92530  
Rich Martinez [REDACTED], Lake Elsinore CA 92530  
Richard Collins [REDACTED], Lake Elsinore CA 92530  
Leanne Collins [REDACTED], Lake Elsinore CA 92530



They are not conducting any new studies because they are relying on a 6/25/2008 impact study?

**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Tuesday, October 24, 2017 10:17 AM  
**To:** Susan M. Domen, MMC  
**Subject:** FW: Against The Cottages

FYI...

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
[Jkirk@lake-elsinore.org](mailto:Jkirk@lake-elsinore.org)

**From:** Mike Warenski [mailto: ]  
**Sent:** Tuesday, October 24, 2017 8:29 AM  
**To:** Justin Kirk <[jkirk@Lake-Elsinore.org](mailto:jkirk@Lake-Elsinore.org)>  
**Subject:** Against The Cottages

To Whom it May Concern,

Why do we want to promote and build more low income housing? It does not help property values and does nothing to improve quality of life in Lake Elsinore. I am completely opposed The Cottages project in any form. Lake Elsinore needs to upgrade itself instead of continue to turn it into a worse ghetto than it is quickly becoming.

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In His Service,

Michael Warenski

**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Tuesday, October 24, 2017 9:18 AM  
**To:** Susan M. Domen, MMC  
**Subject:** FW: No to a Southside LE Ghetto

I believe that this in reference to the Cottages, however no text was included in the email.

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
[Jkirk@lake-elsinore.org](mailto:Jkirk@lake-elsinore.org)

**From:** Alan Brubaker [mailto: ]  
**Sent:** Tuesday, October 24, 2017 8:21 AM  
**To:** Justin Kirk <jkirk@Lake-Elsinore.org>  
**Subject:** No to a Southside LE Ghetto

## Susan M. Domen, MMC

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**From:** Justin Kirk  
**Sent:** Tuesday, October 24, 2017 9:17 AM  
**To:** Susan M. Domen, MMC  
**Subject:** FW: NO!!! - TO THE PROPOSED COTTAGE PROJECT ON MISSION TRAIL - SUMMERLY / CORYDON

FYI...

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
Jkirk@lake-elsinore.org

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

From: Christi Suban [mailto: ]  
Sent: Tuesday, October 24, 2017 7:33 AM  
To: Justin Kirk <jkirk@Lake-Elsinore.org>  
Subject: NO!!! - TO THE PROPOSED COTTAGE PROJECT ON MISSION TRAIL - SUMMERLY / CORYDON

Good Morning

I just read an article on the Proposed "project" to be built on the SUMMERLY / CORYDON area (the Cottages Project on Mission Trail). We are Lake Elsinore residents and do NOT approve of this!!! We want to IMPROVE this city!!! We do NOT want what will potentially drive this city into the ground!!! WAKE UP and let's move forward with making this city a great destination to visit AND live!!!

No SLUM area in Lake Elsinore or nearby surrounding cities!!! NO NO NO NO NO NO NO NO NO NO NO!!

WE SAY NOOOOOOOOO!!!

How is it there is no information being provided to the residents of Lake Elsinore and a vote on this matter????

THIS IS TERRIBLE NEWS!!!

Come on City Counsel members... DO NOT APPROVE THIS!!!!

Thank you!

Christi and Dan Suban  
Lake Elsinore, CA 92532

Sent from my iPhone



**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Tuesday, October 24, 2017 2:26 PM  
**To:** Susan M. Domen, MMC  
**Subject:** FW: Affordable Housing

FYI...

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
Jkirk@lake-elsinore.org

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

From: Pete Rouch [mailto:[REDACTED]]  
Sent: Tuesday, October 24, 2017 2:25 PM  
To: Justin Kirk <jkirk@Lake-Elsinore.org>  
Subject: Affordable Housing

Affordable housing, government subsidized rentals ALWAYS results in ghetto like conditions.

Please don't do this to our home.

I work hard and pay my taxes, I stay out of trouble I love Lake Elsinore and don't want to move, but if Elsinore gets any more crime ridden or drug infested, I will be forced out.

Please preserve what we still have!

Pete Rouch

[REDACTED]  
Lake Elsinore 92530

Sent from my iPhone

## Luz Reyes

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**From:** Susan M. Domen, MMC  
**Sent:** Tuesday, October 24, 2017 10:20 AM  
**To:** Luz Reyes  
**Subject:** FW: Facebook Post for Tonight's Meeting Re: Affordable Housing

### Susan M. Domen, MMC City Clerk

City Clerk's Office | City of Lake Elsinore | 130 S. Main St.  
☎ 951.674.3124 ext. 262 | 📞 951.245.5322 | ✉ [sdomen@lake-elsinore.org](mailto:sdomen@lake-elsinore.org)

CCAC Treasurer  
IIMC International Relations Committee Member  
LOCC Public Safety Committee Member



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**From:** Nicole Dailey, MBA  
**Sent:** Tuesday, October 24, 2017 10:16 AM  
**To:** Department Directors <[DepartmentDirectors@Lake-Elsinore.org](mailto:DepartmentDirectors@Lake-Elsinore.org)>; Grant Yates <[gyates@Lake-Elsinore.org](mailto:gyates@Lake-Elsinore.org)>  
**Subject:** Facebook Post for Tonight's Meeting Re: Affordable Housing

FYI... want to be prepared in case folks show. Conversation is mixed online so far.



Audrey Hunt ► WHATS UP LAKE ELSINORE

11 hrs · AA

...

JUST SAY NO TO A SOUTHSIDE LE GHETTO!!!

Do you think crime is bad in Lake Elsinore now? It's going to get way worse when they build The Cottages Project on Mission Trail between Summerly and Corydon. They already approved 89 apartments and now want to build 143 low income "workforce" houses there. This is right next to Sedco Hills.

This will create a Southside LE Slum/Ghetto with a concentrated area of low income residents that will greatly increase crime and traffic! And if you live on the North Side and think this won't affect you, think again, Social Services is on your side of town. It will affect us all.

If you live in Summerly, Sedco Hills, or nearby Wildomar, this will directly affect your property values! 🏠 🏠 🏠 This will also have a large impact on all nearby businesses.

The City only notified residents within 300 ft. of the project, which is 0-3 in my estimation. They held an information meeting 10/17 with next to no notice (no one reads The Patch) that only 2 people attended, a City Planner meeting 10/24 just days later only 3 residents attended. They said they would post a sign on the street but never did. Now less than 2 weeks later it is being pushed through for a final City Council vote Tuesday night.

This issue will affect THOUSANDS of residents!

PLEASE ATTEND THE CITY COUNCIL MEETING!

Tuesday, 10/24/17 at 7pm  
at 183 North Main Street  
Lake Elsinore, CA 92530

IT'S GOING TO BE THE BEST SHOW IN TOWN! COME ONE! COME ALL!

Even if you can't attend, PLEASE EMAIL your comments, questions or concerns to city planner Justin Kirk at [Jkirk@lake-elsinore.org](mailto:Jkirk@lake-elsinore.org) so they can be part of the record and be counted.

THIS WILL NOT STAND!

JUST SAY NO TO A SOUTHSIDE LE GHETTO!!!



Nicole Dailey, MBA  
Senior Management Analyst  
City of Lake Elsinore

**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Tuesday, October 24, 2017 3:54 PM  
**To:** Susan M. Domen, MMC  
**Subject:** FW: Elsinore Projects??!

FYI...

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
Jkirk@lake-elsinore.org

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

From: Patrick Whelan [mailto:████████████████████]  
Sent: Tuesday, October 24, 2017 3:54 PM  
To: Justin Kirk <jkirk@Lake-Elsinore.org>  
Subject: Elsinore Projects??!

Sir:

What are you people thinking??! Why would you Ever consider a low-income apartment project that would bring drugs and crime into the community??! This is not Watts!! We need to improve and upgrade our community, Not downgrade it!!! What's next—erecting a federal prison??!! We will not stand for this!!

P. Whelan

Sent from my iPhone

**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Wednesday, October 25, 2017 4:34 PM  
**To:** Susan M. Domen, MMC  
**Subject:** FW:

FYI...

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
Jkirk@lake-elsinore.org

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

From: sallyjaramillo [mailto: ]  
Sent: Wednesday, October 25, 2017 6:37 AM  
To: Justin Kirk <jkirk@Lake-Elsinore.org>  
Subject:

I am outraged at this information I just received in regards to this housing project for low income residents next to the Summerly homes!! What are you people thinking? Do you realize how the crime rate escalates when you put a project like that in a city? Lake Elsinore already has enough crime and homeless. As soon as this is built, the good people in this area will move out and the property value will diminish greatly! Thanks Elsinore for looking out once again for its residents and surrounding neighborhoods. You obviously don't live here or have children who attend local schools. Lake Elsinore/Compton thanks you very much!

**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Wednesday, October 25, 2017 4:34 PM  
**To:** Susan M. Domen, MMC  
**Subject:** FW: Low income housing

FYI...

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
Jkirk@lake-elsinore.org

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

**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** Wednesday, October 25, 2017 8:41 AM  
**To:** Justin Kirk <jkirk@Lake-Elsinore.org>  
**Subject:** Low income housing

Good morning.

I'm sad that I was unable to make it to the city council meeting last night. Please do not build The Cottages Project on Mission Trail between Summerly and Corydon.

Crime is already so bad in Lake Elsinore now especially when low income people target nice areas like the one I live in Tuscany Hills. I hope the city planners are planning on building a better city instead of ruining it. Things like this will chase residents away.

Thank you.  
Chad Hundley  
[REDACTED]  
Lake Elsinore CA 92532

**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Tuesday, October 24, 2017 7:08 PM  
**To:** Susan M. Domen, MMC  
**Subject:** Fwd: Lake Elsinore projects

FYI

Sent from my iPad

Begin forwarded message:

**From:** scott albright <[REDACTED]>  
**Date:** October 24, 2017 at 6:58:07 PM PDT  
**To:** "Jkirk@lake-elsinore.org" <Jkirk@lake-elsinore.org>  
**Subject:** Lake Elsinore projects

I am strongly opposed to the building of low income housing in the community in which I reside. I have 2 preschool aged girls and worry for their safety. I work as a FF/PM in San Bernardino and I am well versed in poor decisions made by Community Leaders and the negative impacts that they have on their law bidding and tax paying residents. I would be forced to move and ultimately refuse to contribute to anything that generates tax dollars for the city.

Professionally,  
Scott Albright

Sent from my iPhone

**Susan M. Domen, MMC**

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**From:** Justin Kirk  
**Sent:** Tuesday, October 24, 2017 6:22 PM  
**To:** Susan M. Domen, MMC  
**Subject:** FW: South side like Elsinore low income housing.

FYI...

Justin Kirk  
Principal Planner  
City of Lake Elsinore  
951-674-3124 EXT 284  
Jkirk@lake-elsinore.org

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

From: Lindsey [mailto: [REDACTED]]  
Sent: Tuesday, October 24, 2017 6:14 PM  
To: Justin Kirk <jkirk@Lake-Elsinore.org>  
Subject: South side like Elsinore low income housing.

My wife and I are Lake Elsinore residents and strongly disagree with allowing this low income housing project to go forward. Please help us take care of our city without building more apartments in low income housing. Thank you Isaac Shaffer Lindsey Shaffer Isaac.shaffer@csielectric.com

Sent from my iPhone