

Carlos Serna

From: Carlos Serna
Sent: Thursday, November 9, 2023 9:24 AM
To: lleichnitz@gmail.com
Cc: Yu Tagai
Subject: PA 2022-03 (Mission Trail At Lemon)

Hello,

Thank you for reaching out concerning the Mission Trail at Lemon Project.

The project was not required to construct Victoria Lane and the Traffic Signal at the intersection as a part of the project's mitigation, however the project will be dedicating right of way for future alignment of Victoria Lane.

The applicant has also been conditions to obtain all necessary off-site easements and/or permits for off-site grading and the applicant (Condition 109) prior to the issuance of a grading permit. If you have additional questions concerning the right-of-way improvements or the Engineering Department's Conditions of Approval please contact Yu Tagai, Assistant City Engineer at ytagai@lake-elsinore.org or ext. 246. I have included him in this email as well.

Best Regards,

Carlos I. Serna, MPP

Associate Planner

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

From: **Leonard Leichnitz** <lleichnitz@gmail.com>

Date: Tue, Nov 7, 2023 at 12:50 PM

Subject: Planning App #2022-03

To: <calvarez@lakeelsinore.org>

I represent Elsinore Country Club Holdings, which owns the 8.5 acre parcels immediately to the north of this project along Mission Trail, just on the other side of future Victoria Lane.

I have two concerns about how this project impacts Victoria Lane.

First, it appears that this developer has no obligation to build or assist in the construction of Victoria Lane, although their property line extends in portions to the centerline of this future road, requiring a 33.9' dedication along Victoria Lane from Mission Trail. It has been my understanding that when a project is constructed along a future road, it typically builds a half-width of the road. But here, I see no conditions related to the construction of Victoria Lane at all. I see from the TTM elevations that the project would not access Victoria Lane, but in my view that should not excuse its obligation to ensure the construction of a future street which it abuts, especially for such a large project.

Second, it is not clear to me from the elevations on the TTM whether this development will require the encroachment upon my property to grade its property line along Victoria Lane and build retaining walls. I suspect it will, yet I have never heard from this developer and have certainly not committed to any encroachment.

Lastly, I also have concerns about the future traffic signal at Victoria Lane. Again, looking at the proposed conditions of approval, I do not see any obligation to build or even contribute to the construction of this future signal, although this very large project would be the obvious major contributor to traffic at that intersection. I might desire to develop my 8.5AC parcel at some point, but due to flood rules only about 4 acres would be developable. It certainly would not be fair if I were conditioned to build that signal, where this much larger project contributes nothing. However, if Staff believes I also would not be conditioned to build such a signal if I were to move forward, this would alleviate my concerns.

In closing, I want to emphasize that I have no objections to the project as designed, and would welcome these future homeowners as good neighbors. I only raise issues of infrastructure equity.

I hope to hear from you on my concerns. I am happy to talk to you at the number below.

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Leonard Leichnitz

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