

**From:** [Araceli Jimenez](#)  
**To:** [Robert Magee](#); [Brian Tisdale](#); [Candice Alvarez](#); [Natasha Johnson](#); [Steve Manos](#); [Timothy J. Sheridan](#)  
**Subject:** RE: 7 PM, 03-12-2024, City Council public hearing item Lake and Mountain Commercial Center first extension....  
**Date:** Sunday, March 10, 2024 9:46:33 AM  
**Attachments:** [Letter to Mr. "Danny Singh"plus additional addressees.pdf](#)

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Greetings Mr. Mayor, Mr. Mayor Pro Tem, City Council Members, City Clerk, Associate Planner, and All Concerned parties,

I hope this email finds you well.

Regarding the "First Extension of Time Request for Tentative Tract Map No.37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27 (Lake and Mountain Commercial Center): A request by Danny Singh to extend the life of the approved Tentative Tract Map No. 37922 (TTM 37922), Conditional Use Permit No. 2019-19 (CUP 2019-19) and Commercial Design Review No. 2019-27 (CDR 2019-27) by two years (2) to January 25, 2026", even though the original above-mentioned project was approved over two years ago, it continues to be a potential risk not only to my household, but to the surrounding neighborhoods. Mr. Singh is now seeking an extension which only shows there are questionable issues with his existing approved project.

The Lake and Mountain Commercial center project includes a gas station on the "Glen Ivy North Fault Zone" as identified in the project's Geotechnical Map which is found in the pertinent Environmental Impact Report. Please refer to the previously described attached Geotechnical Map image. This safety issue continues to be a legitimate concern given the history of the seismic activity in our city of Lake Elsinore, specifically, on July 7, 2023, we experienced a magnitude 3.2 earthquake, on September 21, 2020, we had a magnitude 3.4 earthquake, and on January 25, 2018, there was an even greater magnitude 4.0 earthquake. Please refer to the following documented article links:

(By the way, a gas station on an earthquake fault zone remains a looming fire risk scenario, and making matters worse, existing insurance carriers remain reluctant in offering coverage in our notorious "Very High Fire Severity Zone" per CAL Fire.)

<https://www.cbsnews.com/losangeles/news/magnitude-3-2-earthquake-shakes-lake-elsinore/>

<https://patch.com/california/lakeelsinore-wildomar/earthquake-centered-lake-elsinore-shakes-region>

<https://temblor.net/earthquake-insights/m4-southern-california-earthquake-highlights-elsinore-faults-destructive-potential-6179/>

Please refer to the attached letter that was sent to Mr. Danny Singh, the Lake and Mountain Commercial Center project owner, and additional addressees. The content of the letter includes my household's safety and health concerns. My general use water well was never acknowledged in the above-mentioned project's EIR which means there is a potential of groundwater contamination from the constructing and operating of the project's included gas station and its other retail businesses adjacent to my property. Additionally, construction fugitive soil is impossible to fully contain and my husband with a history of Valley Fever, which is a disease caused by a fungus that grows in the soil and dirt, may be subject to a recurrence of possibly fatal Valley Fever. Does Valley Fever exist in our area? Yes! Unfortunately, pets are also at risk. Please refer to neighbor Karen Holder's attached Nextdoor public post and the following relevant direct Nextdoor link which include the statement below:

[https://nextdoor.com/p/NN8Jz3LK4ZXp?utm\\_source=share&extras=NjQ4MTk0ODY%3D&utm\\_campaign=1710044976829&init\\_source=other\\_share](https://nextdoor.com/p/NN8Jz3LK4ZXp?utm_source=share&extras=NjQ4MTk0ODY%3D&utm_campaign=1710044976829&init_source=other_share)

"FYI: My dog was just diagnosed with Valley Fever in his brain. We have spent months, plus more than one vet, and it was a veterinarian neurologist that finally figured it out. There were several issues like backwards sneezing, lumps under his chin, a couple of oozing cysts as well as severe vertigo, leaking nose and eyes. It is fungal and life threatening and people can get it too from the soil which is stirred up by rain and winds. He has lived here his whole life, almost 7 years, and this past year when it became so much worse. He may not

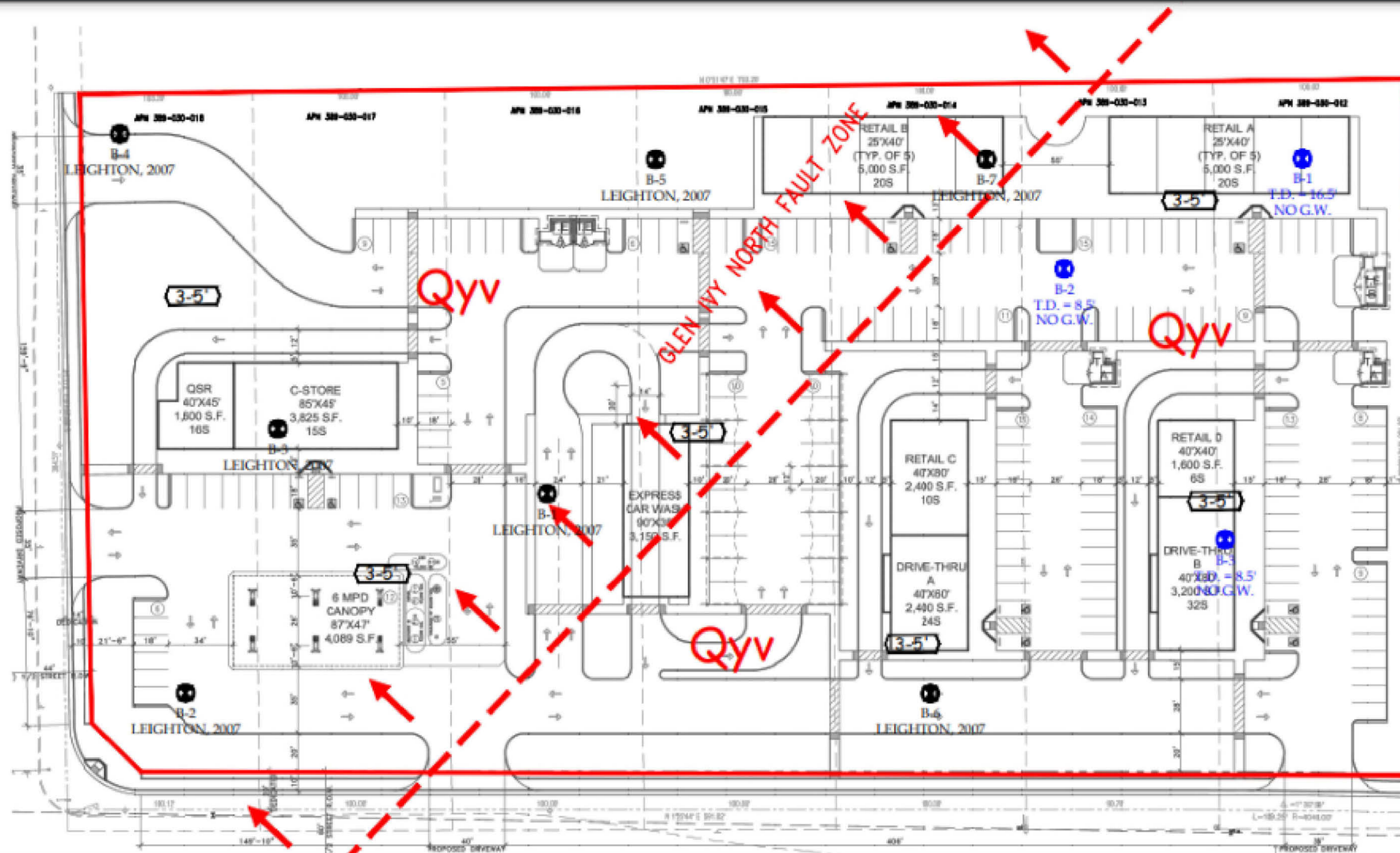
make it because it has taken so long to figure it out. He is an indoor dog but loves spending time outside. So just in case you have an animal with any of these weird symptoms...have them test for this."

Mr. Danny Singh's pending request to be presented at Tuesday's, March 12, 2024, City Council public hearing, has already run its course. I am against his extension request due to the overwhelming health and safety concerns that have the potential to not only affect our household directly, but also the surrounding neighborhoods.

I trust you will consider the wellbeing of Lake Elsinore residents as you hear Mr. Singh's extension petition. I appreciate your attention to this serious matter.

Sincerely,

Araceli Jimenez



Qyv - Quaternary Young Valley Deposits

**Symbols**

- - Limits of Report
- - - - Northeast Extent of County Fault Zone For Glen Ivy North Fault
- - Boring Location Including Total Depth and Depth to Groundwater
- B-3 T.D. = 8.5' NO.G.W.
- B-7 LEIGHTON, 2007
- 3-5 - Recommended Removal Depths



**GEOTECHNICAL MAP**

LOCATED AT 28915 LAKE STREET  
CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA  
APN'S 389-030-012, -013, -014, -015, -016, 017 AND -018

PROJECT	PROPOSED COMMERCIAL DEVELOPMENT
CLIENT	EMPIRE DESIGN GROUP, INC.
PROJECT NO.	192805-10A
DATE	AUGUST 2019



**Karen Holder**



Alberhill · 1y · 🏠

**FYI: My dog was just diagnosed with Valley Fever in his brain. We have spent months, plus more than one vet, and it was a veterinarian neurologist that finally figured it out. There were several issues like backwards sneezing, lumps under his chin, a couple of oozing cysts as well as severe vertigo, leaking nose and eyes. It is fungal and life threatening and people can get it too from the soil which is stirred up by rain and winds. He has lived here his whole life, almost 7 years, and this past year when it became so much worse. He may not make it because it has taken so long to figure it out. He is an indoor dog but loves spending time outside. So just in case you have an animal with any of these weird symptoms...have them test for this.**



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November 15, 2023

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To Whom it May Concern:

Re: Lake and Mountain Commercial Center Project  
Our File No.: CA1-XYD-5YB

We recently consulted with Araceli Jimenez regarding the above-referenced project. I am writing to express her concerns over the project and her intention to hold you liable if any problems arise from the construction of the project or operation of the businesses there.

It is my understanding that while the project has been approved, your environmental impact report did not acknowledge the existence of the well on her property. Considering the very real possibility of ground water contamination from constructing and operating of a gas station and other retail businesses so close to her property, Mrs. Jimenez feels that her concerns were ignored by you, the planning commission, and the city council. Despite her concerns, the project was approved, and she will take all legal action available should problems arise.

Mrs. Jimenez's husband also suffers from valley fever, a disease caused by a fungus that grows in the soil and dirt in some areas of California and the southwestern United States. There is a strong chance

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of this being stirred up during construction, a fact seemingly acknowledged by the offer of project owner's representative, Ms. Beth McCasland to relocate Mrs. Jimenez and her husband during construction. If he suffers a recurrence of valley fever, Mr. Jimenez will take all legal action available to him as well. The project is further at risk by being located in the Glen Ivy North Earthquake Fault Zone.

Mrs. Jimenez hopes that you will reconsider moving forward with the project or offer viable alternatives. It is unfortunate that the city chose to ignore her concerns, but a court of law will be far less likely to disregard her position if this becomes necessary.

Your prompt attention to this matter is greatly appreciated. Should you have any further questions or require any additional information, you may feel free to contact the undersigned in writing.

Very truly yours,

PARKER · STANBURY LLP

By 

Carl H. Starrett II

cc: Araceli Jimenez