

## Carlos Serna

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**From:** chrisval matteson <[REDACTED]>  
**Sent:** Monday, November 14, 2022 2:11 PM  
**To:** Carlos Serna  
**Cc:** chrisval matteson  
**Subject:** [External]Proposed Camburn & Central New Shopping Plaza Concerns  
**Attachments:** 20221004\_210619.jpg; 20221114\_083059.jpg; 20221114\_120458.jpg

**Message from external sender. Use Caution.**

Hi Calos

We are residents of 29186 Allan St Lake Elsinore CA 92532

Allan St has always been basically a cultisack with no access barricade at the end to prevent traffic from continuing

We have always enjoyed walking our dogs in the evening on our pleasantly dark & quiet street

We have been told that an Emergency Access Fire Gate is required from Allan St to the Shopping Center

With 2 major cross street access point it is unclear why or when emergency vehicles would ever want to or need to go all the way around to access shopping center and open a seldom if ever opened the gate from Allan St?

If it is not up for canceling the gate and just extending the wall across Allan St creating a cultisack, we have some concerns that may help with design and planning

Attached is a picture of the **NON-STOP GLARE / LIGHT POLLUTION** we are already getting from the Walmart parking lot car egress all the way from the other side of Camburn

Evergreen Development showed us a rendering of the type of wrought iron gates they are planning

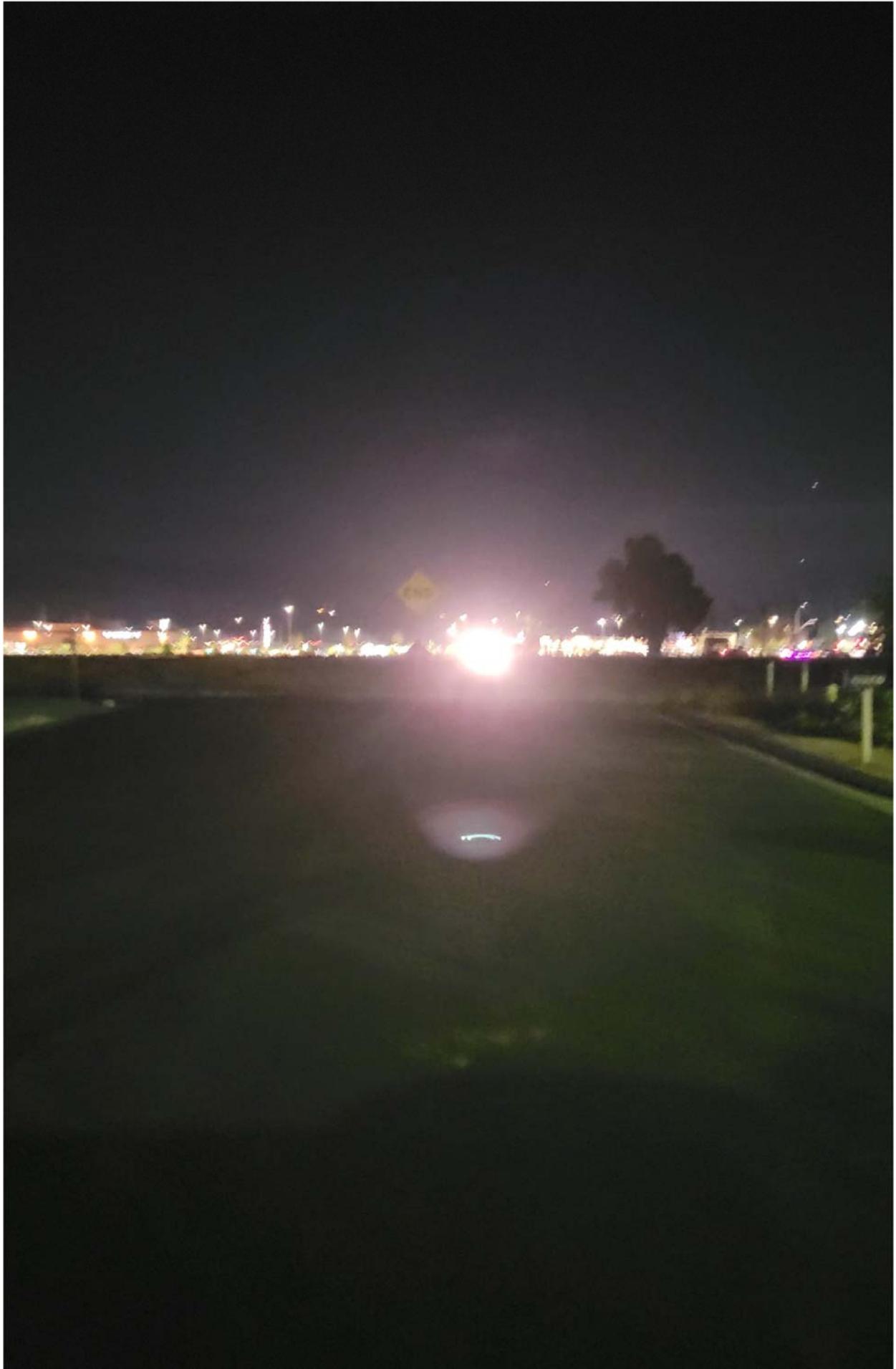
These gates as designed will allow even more unlimited and unrestricted light pollution from the new parking lot to shine down our street non-stop

Attached is a picture of another parking lot gate with metal mesh screening on one side to help minimize light on neighbor's windows

Could you maybe take it a step further and **require VERY FINE metal screen mesh (not so transparent) and on BOTH SIDES of the gates** to further minimize the light passing through?

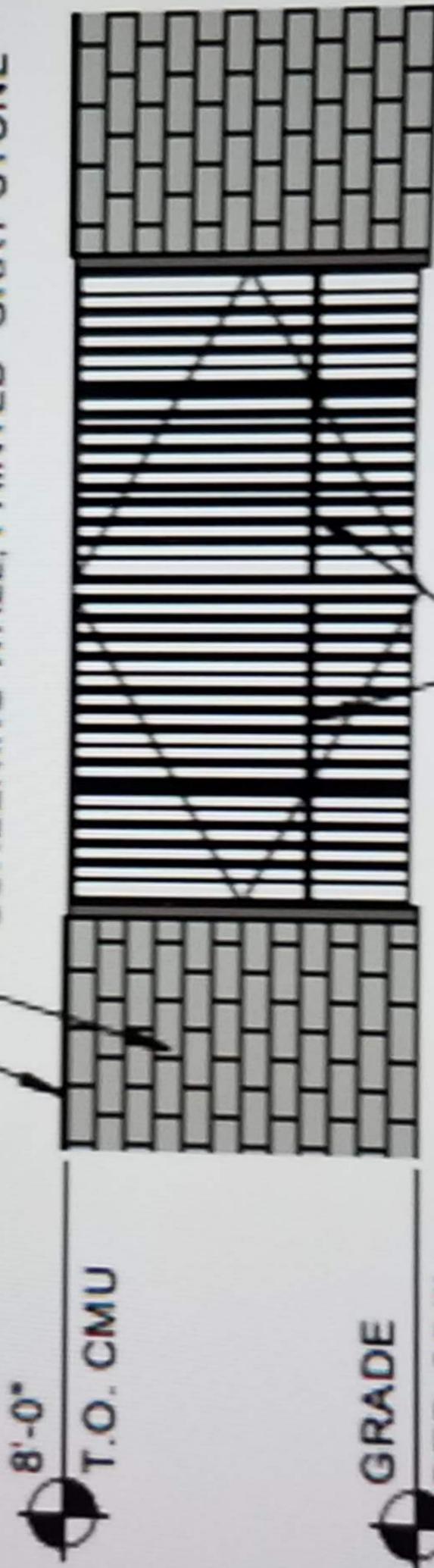
Not a major request but we are sure it would make a huge difference to minimize the light glare on the windows of the neighbors closest to the gates and to our streets quiet continued charm

Thanks  
Chris & Valerie Matteson



10x16X2 MASONRY WALL CAP,  
PAINTED "GAUNTLET GRAY"

8" SPLIT FACE C.M.U. MASONRY  
SCREENING WALL, PAINTED "GRAY STONE"



PAIR OF ORNAMENTAL METAL  
GATES, FINISHED TO MATCH  
"GAUNTLET GRAY"

# GATE IN PROPERTY LINE SCREENING WALL

DATE: 2008-01-04

DO NOT  
ENTER

**WARNING**  
Warning Gate Can Cause  
Serious Injury Or Death



## Carlos Serna

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**From:** David McLean <[REDACTED]>  
**Sent:** Monday, November 14, 2022 7:24 PM  
**To:** Carlos Serna  
**Subject:** [External]Evergreen commercial Development

Message from external sender. Use Caution.

To whom it may concern:

Here are a few of the concerns we have in regards to the Evergreen Project.

My family and neighbors that I have spoke to would like to see a solid wall at the end of Allan street instead of a gate. When speaking to planning Manager Damaris Abraham She said currently the street has emergency access and the need to keep that access. I have attached a picture showing there is not an emergency vehicle access and hasn't been for 18+years.

I would also like to ask that there be a noise curfew on both the car wash and grocery store and be enforced by the city unlike Walmart whose loading/unloading containers around their buildings at all hours of the day.

Finally, I would ask that there's plans to keep transients from gathering behind the grocery store and near the waste/trash containers, I hate to see it look like the back of Petsmart, Kirklan's shopping center with trash and transients and the city hasn't done anything about it.

Sincerely,

David McLean





END

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March 31,2023

Bruce Eichorn  
455 Naomi Ave  
Arcadia, Ca. 91007

Attn: Damaris Abraham  
City of Elsinore  
130 S. Main Street  
Lake Elsinore, Calif. 92530

To: Damaris Abraham

This is regarding the traffic study in the Mitigated Negative Declaration for the Evergreen project,

The project called Wasson West TTM 37381 & 37382, with approximately 300 dwelling units is within the study area of the project and is not included in the traffic study. Another issue is the project called "Spyglass Ranch" which is next to Camino Del Norte (has final parcel maps approved). The number of dwelling units is incorrect, it should be 1035 dwelling units. These projects, when completed, will provide much traffic for the project and should be included in the traffic study.

Sincerely,

  
Bruce Eichorn

## **Damaris Abraham**

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**From:** Nick Lowe  
**Sent:** Monday, April 3, 2023 1:53 PM  
**To:** Damaris Abraham  
**Cc:** Remon Habib  
**Subject:** Evergreen Traffic Response

Cumulative projects that are included in the traffic study include nearby projects that have the potential to add traffic to study intersections and roadways by the expected buildout year of the subject Project. If nearby cumulative projects are not expected to be fully or partially built by the expected buildout year of the subject Project, then they are not included in the analysis which is standard practice for traffic studies.

TTM 37381 and 37382 (Wasson West) are within the Project's study area and are not included in the traffic study as it is not expected that they will be built at the time of the subject Project completion.

It is understood that the Spyglass Ranch project has an incorrect number of stated dwelling units in the traffic study when compared to the latest version of the specific plan. However, the proposed developments in the Spyglass Ranch project as stated in the traffic study are more conservative as it proposes a 145 thousand square feet retail center which would generate more traffic than the differential in dwelling units between the two development proposals. Furthermore, similar to Wasson West, the Spyglass Ranch development is not expected to be built at the time of the subject Project completion and is not included in the traffic study.

Finally, the traffic studies that analyze intersection and roadway level of service are no longer a part of the CEQA documentation. Traffic studies have been replaced by the Vehicle Miles Traveled (VMT) analysis for CEQA purposes. The Project screened out from conducting a full VMT analysis per the City guidelines and prepared a VMT screening memo. The Wasson West and Spyglass Ranch projects are not included because cumulative projects are not a part of VMT screening analysis.

**Nicholas Lowe, PE|MS**  
Consultant Traffic Engineer  
City of Lake Elsinore