

Damaris Abraham

From: Robert Magee
Sent: Friday, February 17, 2023 9:06 AM
To: Angela M.
Cc: Jason Simpson; Damaris Abraham
Subject: Re: [External]Good Neighbor Policy

Thank you Angela.

It is important to me to hear from our residents and not just business interests. I will ask staff to include your email as part of the staff report to be presented in March.

Bob

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From: Angela M. <organizedang@gmail.com>
Sent: Friday, February 17, 2023 8:32:27 AM
To: Brian Tisdale <btisdale@Lake-Elsinore.org>; Timothy J. Sheridan <tsheridan@Lake-Elsinore.org>; Robert Magee <rmagee@Lake-Elsinore.org>
Subject: [External]Good Neighbor Policy

Message from external sender. Use Caution.

Hello to my local Council Members,

I am writing to express my support for Magee's efforts to implement a **Good Neighbor Policy** for Lake Elsinore. We moved to Lake Elsinore because it wasn't as industrialized as many surrounding areas in our county. I agree that we should enact legislation and rules now to ensure our environment and sensitive areas are kept safe, while the warehousing/logistics/distribution industries press to gain precious land in Lake Elsinore that could have a negative environmental impact on surrounding families' lives.

I fully support your continued efforts to move this forward to protect the Lake Elsinore residents from unnecessary negative impacts in the future.

I appreciate your time.

Sincerely,

Angela MacRae
Lake Elsinore resident

Damaris Abraham

From: Robert Magee
Sent: Sunday, February 26, 2023 9:01 AM
To: Anna Stark
Cc: Jason Simpson; Damaris Abraham
Subject: Re: [External]We don't want warehouses in our city

Anna,

Thank you for sharing your concerns. I will make sure staff includes them as part of the official record. Please staff engaged in the process and watch the Council for upcoming agenda items.

Bob

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From: Anna Stark <a.chausheva@gmail.com>
Sent: Sunday, February 26, 2023 8:46:26 AM
To: Robert Magee <rmagee@Lake-Elsinore.org>
Subject: [External]We don't want warehouses in our city

Message from external sender. Use Caution.

Please let us know how we can stop this.
We really don't want any giant warehouses operating here in Lake Elsinore!

Thank you
Sent from my iPhone

Damaris Abraham

From: Robert Magee
Sent: Friday, February 17, 2023 9:08 AM
To: Jen Doyle
Cc: Jason Simpson; Damaris Abraham
Subject: Re: [External]Mega warehouses

Jen,

Thank you for sharing your point of view. My goal with this policy is to provide protection for our residents and our transportation system should such a large development be proposed here in the future.

Bob

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From: Jen Doyle <iceangelaaron@yahoo.com>
Sent: Friday, February 17, 2023 8:51:25 AM
To: Robert Magee <rmagee@Lake-Elsinore.org>
Subject: [External]Mega warehouses

Message from external sender. Use Caution.

I can say that I am against Mega warehouses going into Lake Elsinore at all. I always hate driving past them it feels gross even looking at them. We already have such bad roads here that they will only get worse and so will the traffic with mega warehouses. I feel that any city with even just one Mega warehouse is an in acceptable place to live.

Damaris Abraham

From: Robert Magee
Sent: Tuesday, February 21, 2023 3:37 AM
To: krotker
Cc: Jason Simpson; Damaris Abraham
Subject: Re: [External]Mega Warehouses in Lake Elsinore.

Thank you for sharing your views. We will make sure your opposition is included in any staff report to the city council.

Bob

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From: krotker <krotker@charter.net>
Sent: Monday, February 20, 2023 9:34:30 PM
To: Robert Magee <rmagee@Lake-Elsinore.org>
Subject: [External]Mega Warehouses in Lake Elsinore.

Message from external sender. Use Caution.

Sir:

I oppose allowing mega warehouses to be built in Lake Elsinore. Income from these warehouses aside, such warehouses will destroy the family-oriented attractiveness that attract people to settle in this city.

Please oppose any such proposals. Thank you.

Ken Rotker

13 Corte Madera
Lake Elsinore

951-399-0834

Sent from my Galaxy

Damaris Abraham

From: Robert Magee
Sent: Wednesday, February 22, 2023 11:35 AM
To: Paul Moreno
Cc: Jason Simpson; Damaris Abraham
Subject: Re: [External]Tilt Ups

Thank you for sharing your views on this matter. I will make sure staff documents your opposition.

Bob

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From: Paul Moreno <paul@ironworkers433.org>
Sent: Wednesday, February 22, 2023 11:32:22 AM
To: Robert Magee <rmagee@Lake-Elsinore.org>
Subject: [External]Tilt Ups

Message from external sender. Use Caution.

Sent from [Mail](#) for Windows

Councilman Magee I'm writing this in opposition to any proposed large tilt up buildings being built near Alberhill Ranch where I reside. We don't need more polluted air,traffic,and unwanted business.

Thank You,

Paul Moreno
4094 Elderberry Ridge
Lake Elsinore,Ca 92530

Damaris Abraham

From: Magee, Robert <RMagee@RIVCO.ORG>
Sent: Friday, February 24, 2023 8:26 AM
To: greatfull@msn.com; Robert Magee; Steve Manos
Cc: Jason Simpson; Damaris Abraham
Subject: Re: Opinions and comments on mega warehouses in Lake Elsinore

Thank you for sharing these comments. We will make sure staff includes them as part of the public record.

Bob

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From: Paulie and Mike <GREATFULL@msn.com>
Sent: Friday, February 24, 2023 7:08:29 AM
To: Robert Magee Lake Elsinore <rmagee@lake-elsinore.org>; smanos <smanos@lake-elsinore.org>
Subject: Opinions and comments on mega warehouses in Lake Elsinore

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

[Anonymous](#)

-

Good morning Bob and Steve,

Infrastructure must be addressed, and mandatory improvements made in Lake Elsinore at all future logistic warehouse locations. On the north side of town, it should be mandatory for the mega warehouse owners to widen Temescal Canyon Road if a mega warehouse is built on or off Temescal Canyon Road and both Lake Street and Nichols Road prior to building any mega warehouses. The city must mandate designated haul roads for all aggregate and mega warehouse operations. Semi-trucks and aggregate trucks on our roads will create a safety hazard and lots of congestion.

Warm regards,

Paulie Tehrani

You have asked for input on mega warehouses in Lake Elsinore, here are a few comments made by three of my neighbors here in the north side of town.

[Anonymous](#)

Reading this article shows that nobody is willing to attend the council meetings and speak up. Writing our comments on here does nothing but create a bunch of back-and-forth opinions. Some saying "no" and others saying "yes", to the Mega Warehouses. In the past I have read that everybody wants more jobs created closer to home. Well, wouldn't these warehouses create more jobs other than fast food jobs? Others have expressed the traffic and pollution? Well, it seems

that here in California, Gavin is pushing to go all electric, and that probably means transportation trucks too. I love my gas vehicles. I don't think Electric cars are the answer due to the fact that creating these electric batteries cause more harm to the environment, maybe not here in the US cause we are not mining for the minerals here yet.... but in other parts of the world (where fossil fuels are used to mine lithium, lol), and seeing how we could not get enough votes to recall Newsom, it's going to happen, cause it's California!! But it seems we as a community need to be more involved by attending these council meetings and not complaining about it after the fact. We are a growing community, but it is sad to read comments when the city approves Townhomes or apartments, and people complain that we need houses not apartments, and in the same comments I read that we need more affordable housing like townhomes and apartments. The city cannot please everybody. Everybody wants nicer restaurants but we don't even support the restaurants we have now... Let's be honest. This isn't Irvine or La Jolla. Lake Elsinore is attractive to many developers and big companies that want to open up logistics hubs. If this helps bring revenue to our city, then so be it. It's going to happen. It's happening all along the 15-fwy corridor in Eastvale. With future growth, this might bring in the nicer restaurants, the hotels, the closer commutes to a job, etc. But like I said earlier, getting involved at the council meetings and speaking up is where you will be more effective in voicing your concerns. Stay Blessed folks.

18h

Like
Reply
Share



1



[Anonymous](#)

@

I agree that letting our leaders know our opinions is important. I've emailed and have attended community meetings. I found out about the M1 and M2 zones by emailing. I agree we need to let our voices be heard even when they seem to not be listening - I'm referring to the planned gas station at Lake & Mountain. What is so frustrating is the council approves stuff and then does nothing about infrastructure or easing traffic concerns. Will Lake be widened from Mountain to Nichols when more traffic is expected from a new gas station. No, it won't. Will Nichols be widened after the new Alberhill development and the new Terra Cotta development finishes? I guess we will see. Lots of houses going in and the roads are two lanes. The city wants revenue and we all want jobs, but the infrastructure for wider roads is the last thing done. That should be the first thing done, but that only happens in Irvine whose council prioritizes infrastructure first. The nicer stuff doesn't come without the infrastructure.

8h

Agree
Reply
Share



2



Anonymous •

I agree, but make it mandatory to improve the road infrastructure in the process! In the past builders have not always widened the roads to support the traffic their buildings and housing created. This is a challenge to the planning department to require the proper increased traffic flow first!

38m

Agree

Reply

Share



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[County of Riverside California](#)

Good Neighbor Policy Notes

This policy should be protecting residents from environmental harm, and setting consistent expectations jurisdiction-wide. Where was any Environmental Justice provided for in the policy?

1,000 ft away from residential living is not acceptable for any neighbors anywhere. Safety for kids walking to schools?

Combined emissions of Riverside & San Bernadino/Ontario have the worst quality of air in the entire United States. And nothing addressed adding protections for neighbors' health.

The industrial zones in our city were created with residents and business in mind. Heavy Industrial does not belong anywhere near residential neighborhoods, schools, workforce areas or low income living—where they do not have a say. To allow Heavy Industrial; 24/7 operations, toxic environments, giant tall buildings towering over homes, trucking routes on residents commutes is highly unethical next to residential living. Complete disrespect to residential lives. Lawsuits in the regions have proven this. Solve the problem: Place these businesses where they are zoned away from where people are raising their families. Even if they are doing this in other cities doesn't mean we have to lower our standards for our families.

Lets say you added some clauses that said no desil trucks and they all have to be Electric. They would be on the same electrical grid as residents. This clearly is not a good idea. What could go wrong?

The future in AI Logistics Artificial Intelligence is the future of the logistics industry. Read up on this! Any jobs in LE are good, but reality for the size of these facilities and the damage they provide to the environment. The jobs are few, not highly skilled and do not generate a lot of taxes! Is that good for long term growth??

The East Basin, aka Flood Plain. I heard NorthPoint was digging around getting their footings a while ago and heard they hit water. The vibrations/weight for the trucks 24/7 could greatly jeopardize the areas! Summerly was engineered to off set any possibility of floods. Will these types of operations create issues for homeowners? Will homeowners be required now to spend more monies on insurance? How will that effect the policy?

If the city adheres to follow its current zoning, and finds other businesses that can work within the laws in place, we don't need to alter anything. Protecting the residents of LE should be the first priority. Business belongs where it is zoned. Heavy Industrial does not go with light industrial next to residential living. We don't need any MOB style logistics putting harm on our residents for their profit.

We have the right to breathe clean air, relax after working all day outdoors and not hear logistics noises 24/7.

Rene Rolander

949-929-8879 mobile

V22 Investments, LLC
445 Park Avenue, Suite 10C
New York, New York 10022

March 20, 2023

Mayor Natasha Johnson
Mayor Pro-Tem Steve Manos
Council Members
City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530

Subject: Comments – Good Neighbor Policy

Dear Honorable Mayor Natasha Johnson, Mayor Pro-Tem Steve Manos, and Council Members:

We are writing to provide input on the City's recently proposed Good Neighbor Policy. As previously shared via email, since November 2022, we have been proactively reaching out to the City regarding our proposed project planned for Wasson Canyon and your efforts related to the Good Neighbor Policy. We are grateful to those who responded and met with us.

Originally, our proposed project included a single, 250,000 sq. ft. wholesale distribution building on one part of the site, and medium-density residential on the remaining area. For this, we held a Design Review Committee meeting with City Staff on February 2, 2023 for a pre-application submitted in December 2022. At this time, we also took the opportunity to introduce the project to the other stakeholders including Mayor Johnson, Mayor Pro-Tem Manos, and Council Member Sheridan. Thank you all, for your time.

The valuable feedback we got from the city staff and other stakeholders included concerns for residential usage near wholesale warehouse usage, including noise, activities, visibility, and vehicular. Additionally, the staff was not receptive to the medium-density residential General Plan Amendment that we requested, and our request to incorporate it in the upcoming General Plan Update was turned down. Staff suggested that a site-specific general plan amendment can be considered and independently reviewed. Generally, the staff preferred more consistent land use for the site.

As we have shared, our parcels currently sit above the Elsinore RV Park, several open storage yards, an industrial park, the existing Labeda warehouse, and a storage site. They are not visible from most areas, there is no existing residential in the area, and the viewshed of the freeway and these surrounding uses are less than desirable, particularly for single-family housing.

We took the feedback from the staff, community, and leadership with an open mind and started discussing alternative options that met our needs and those of the community including improving this blighted area. From these discussions, we found greater support for a larger wholesale warehouse usage with appropriate buffering to the East and South, and the water channel serving as a natural boundary towards the North. This was a logical extension of usage to the West and would act as a transition toward the East.

In light of this feedback, we have developed a new plan with expanded wholesale warehouse use that has been shared with you. We are now requesting a follow-up meeting with the Economic Development Subcommittee to present the project plan and will work with the council and city staff to proceed further. Through this project, we aim to improve the area, create economic activity, provide employment opportunities, and generate additional revenues for the city, while also opening up the upstream Wasson Canyon areas for further development.

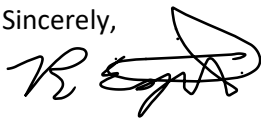
The Good Neighbor Policy, as presented to the City Council on February 14, 2023, would be detrimental to our proposed project and we would be left with no feasible options. We respectfully request your consideration of following changes to the Good Neighbor Policy:

1. The applicability of 250,000 sq. ft. should be limited to any single building and not all buildings within a single project as proposed. As currently written, the policy hinders developers who want to develop multiple buildings under a single project name and ownership. In other words, the policy applies different standards to adjacent projects under separate ownership vs. single ownership and development.
2. The facility hours and days of operations should be removed from the Policy as they are deemed arbitrary and non-commercial.
3. The minimum setback from sensitive receptors should be limited to the area of noise concern and air pollution. This includes loading docks, truck bays, and outdoor storage areas. The building perimeter should be excluded from this requirement as no trucking activity happens inside the building and the building encasing buffers any internal commercial activity.
4. The minimum setback of 500 feet is arbitrary and should be significantly reduced. We propose a reduction to 200 feet, knowing that each project will work with city planners to define appropriate mitigating factors such as screening walls, trees, vegetation, and other resources.
5. The policy should only apply to existing sensitive receptors. The definition of the planned sensitive receptor is vague and will hamper development in the city. There are non-developed and planned developments that have made no progress for decades and may never happen for various reasons.

Moving forward, we kindly request to be included in future stakeholder meetings and we offer to make ourselves available to city staff and the City Council in order to work together to improve the Good Neighbor Policy. We firmly believe that together we can make a policy that addresses any concerns of the community, while also remaining reasonable and commercially viable.

Thank you for your time and consideration. We look forward to hearing back and discussing this further.

Sincerely,



Robert Esposito

Partner

V22 Investments, LLC.

CC: Mayor Natasha Johnson
Mayor Pro-Tem Steve Manos

Council Member Robert E. Magee
Council Member Brian Tisdale
Council Member Timothy J. Sheridan
Jason Simpson, City Manager
Todd Parton, Assistant City Manager
Damaris Abraham, Planning Manager
Richard MacHott, Planning Manager
Kevin Berry, Planning
Kim Cousins, Chamber of Commerce
Bill Blankenship, NAIOP, IE Chapter

LAKE ELSINORE VALLEY CHAMBER OF COMMERCE

March 24, 2023

Dear Mayor Natasha Johnson & City Manager Jason Simpson

The Lake Elsinore Valley Chamber of Commerce is requesting a postponement of the City Council Public Hearing Item # 19 - Good Neighbor Policy for Warehousing, Logistics and Distribution Uses until a date certain, April 25, 2023.


We have had the opportunity to meet with Councilman Bob Magee and Steve Manos along with City Manager Jason Simpson and City Staff to discuss the Building Industries view of the ramifications of the policy would have upon future development and usability of existing undeveloped land. We were very appreciative of the time devoted by the Subcommittee members and the indebt dialogue on the Policy.

We are anticipating an updated version of the Good Neighbor Policy to be circulated to the group allowing us time to gather feedback from the Building Industries as well as the Residential Development companies that have active projects within the City of Lake Elsinore.

Once we have completed our internal review the intention is to meet with the City Council Subcommittee members Councilman Bob Magee and Steve Manos along with City Manager Jason Simpson and staff to develop a Final Draft that can be forwarded to the entire City Council for a Public Hearing.

Again thank you for the consideration to postpone Item # 19 - Good Neighbor Policy for Warehousing, Logistics and Distribution Uses to a date certain, April 25, 2023. I am confident that this delay will produce a very strong Policy for all involved in developing the City of Lake Elsinore.

Sincerely,



Kim Joseph Cousins

President/CEO

Damaris Abraham

From: Andy Petitjean <andypetitjean@yahoo.com>
Sent: Friday, April 14, 2023 7:53 AM
To: Robert Magee; Steve Manos
Cc: kim@lakeelsinorechamber.com; Jason Simpson; Damaris Abraham; Greg Lansing
Subject: [External]Good Neighbor - Homebuilder Outreach
Attachments: 2023 04 13 - Baker Hoist Stockdale support letter.pdf

Message from external sender. Use Caution.

Councilmembers Magee and Manos,

Per your request, see attached support letter from KB Home. I am expecting another letter from Pulte Homes today or early next week. Greg Lansing and I have had multiple conversations with both companies. And both showed support for light industrial use in the Alberhill area, assuming projects would mitigate light and noise among other impacts. As developers, KB and Pulte recognize the need to balance mitigated impacts with jobs in the city and associated infrastructure.

If there is anything else, please let me know.

Andy

Andrew Petitjean
(714) 944-3044



April 13, 2023

The City of Lake Elsinore
Planning Department
130 South Main Street
Lake Elsinore, CA 92530

RE:

To Whom It Concerns,

KB Home Coastal Inc. ("KB"), the owner of the Terracina property TR 36557, supports the proposed light industrial use of the Stockdale, Hoist, and Baker developments as proposed by the Lansing Company and as shown on the plan prepared by Langan Engineering and Environmental Services dated 1/7/22 (Attached).

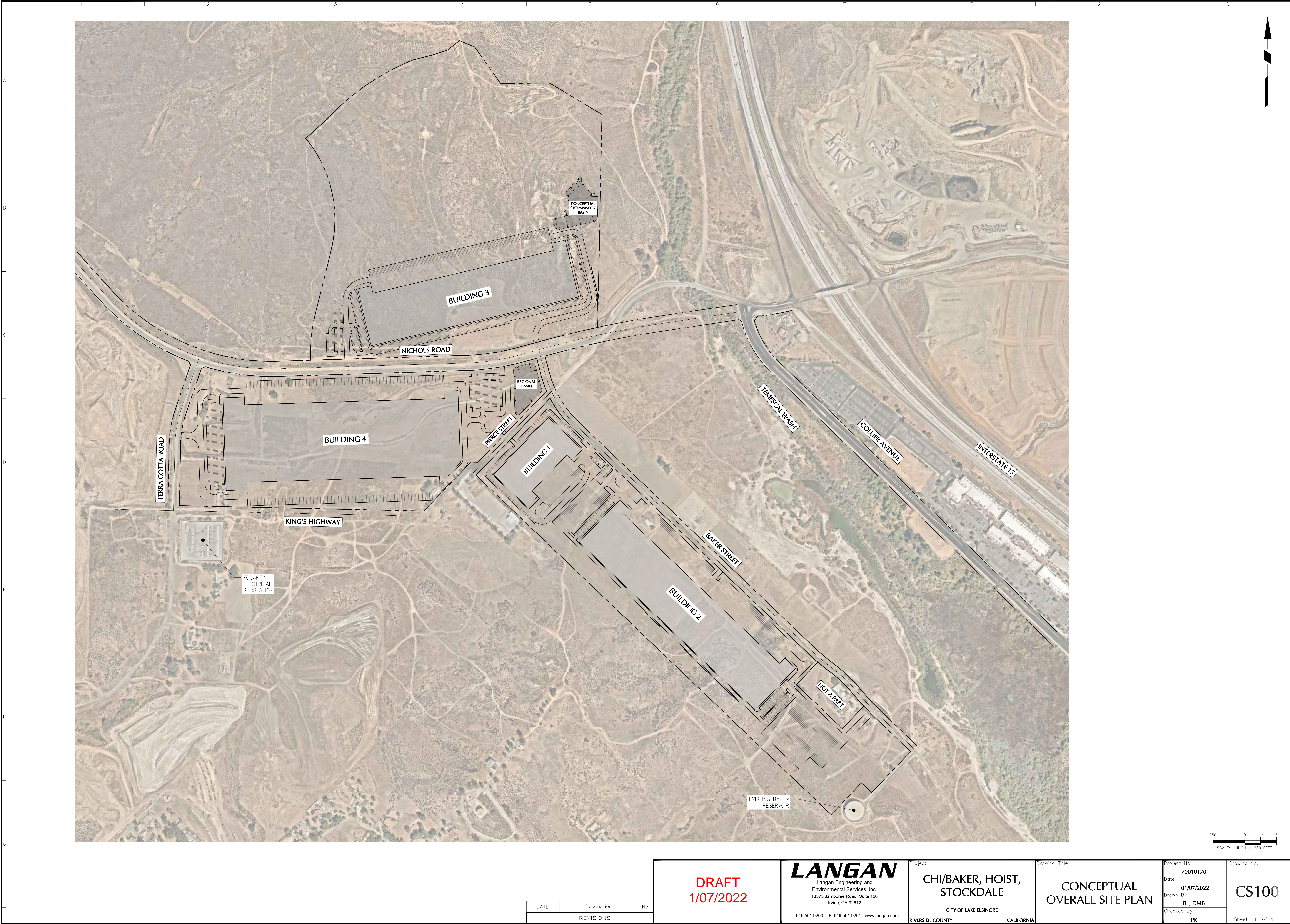
As part of the entitlement and approval process KB understands that necessary light and acoustic measures will be made to meet residential nuisance protection requirements and believes the project will be an overall job creator and economic boon for the residents of the City and Terracina more specifically.

KB hope to see this project and other like it within the Alberhill Specific Plan and environs.

Respectfully

A handwritten signature in black ink, appearing to read "Scott Hansen", followed by a long horizontal line.

Scott Hansen
VP, Forward Planning
KB Home Coastal Inc.



DATE	Description	No.
REVISIONS		

DRAFT
1/07/2022

LANGAN
Langan Engineering and
Environmental Services, Inc.
18575 Jamboree Road, Suite 150
Irvine, CA 92612
T: 949.561.9200 F: 949.561.9201 www.langan.com

Project
**CHI/BAKER, HOIST,
STOCKDALE**
CITY OF LAKE ELSINORE
RIVERSIDE COUNTY CALIFORNIA

Drawing Title
**CONCEPTUAL
OVERALL SITE PLAN**

Project No.
700101701
Date
01/07/2022
Drawn By
BL, DMB
Checked By
PK

Drawing No.
CS100
Sheet 1 of 1



Samuel C. Alhadeff
3 Better World Circle, Suite 100
Temecula, California 92590
Samuel.Alhadeff@lewisbrisbois.com
Direct: 951.252.6152

April 18, 2023

File No. 32731.25

VIA E-MAIL

Steve Manos, Mayor Pro-Tem
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
E-Mail: smanos@lake-elsinore.org

Bob Magee, Councilmember
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
E-Mail: rmagee@lake-elsinore.org

Re: Adoption on April 25 of Lake Elsinore Good Neighbor Policy

Dear Mayor Pro-Tem Manos and Councilmember Magee:

We work with Pulte Homes and other developers in the Lake Elsinore area. We received an email from Pulte Homes on Thursday indicating that they had not received any formal notice either from the Chamber or the City with regard to the adoption of this Good Neighbor Policy. We are hopeful that you would grant the courtesy of an extension of four weeks to allow comments to be submitted by the developers and that a notice would go out as soon as possible to the developers with a copy of the proposed policy so that those comments can be meaningful and constructive with regard to this policy.

We apologize for this notice coming so late, but as I indicated we were not notified of the policy or the hearing date. Apparently, both the Chamber and the City were to give notice to the development community and for some reason a "glitch" occurred. We know this happens and we know that if we had four more weeks, we can provide meaningful information on this policy but we do need a copy of the policy for review.

Any questions, do not hesitate to give me a call at (951) 255-7707. As always, we are available to visit with you at a time that is mostly convenient. Hopefully, after review of the policy and with our comments in hand a meeting could be set up with both of you as the subcommittee for the City on this policy. Again, thank you for working with us. We sincerely appreciate the opportunity to comment.

Best regards,

A handwritten signature in blue ink that reads 'Samuel C. Alhadeff'.

Samuel C. Alhadeff of
LEWIS BRISBOIS BISGAARD & SMITH LLP

SCA:ch

Damaris Abraham

From: Candice Alvarez
Sent: Tuesday, April 18, 2023 10:43 AM
To: Damaris Abraham
Subject: FW: [External]NorthPoint Project/Good Neighbor Policy

From: Ryan Klinkert <ryanklinkert@gmail.com>
Sent: Tuesday, April 18, 2023 10:08 AM
To: Candice Alvarez <calvarez@Lake-Elsinore.org>
Cc: Robert Magee <rmagee@Lake-Elsinore.org>
Subject: [External]NorthPoint Project/Good Neighbor Policy

Message from external sender. Use Caution.

Hello,

I'm writing you today to express my utmost disapproval of the proposed "mega warehouse" south of the Summerly community.

1600 families chose to establish roots in Summerly for a variety of reasons. For me personally, among other things I was drawn to the calm streets, the closed off nature of the community (Diamond Drive dead-end), and the general peace and quiet of the neighborhood. What do you think is going to happen if you open up Diamond Drive to a 24/7 distribution center? Huge trucks barreling down Diamond at all hours of the day and night? How would you feel if a massive distribution center's traffic flowed directly through your community? That this proposal is even being considered is quite frankly extremely concerning to me. We're all paying a sizable sum in Mello-Roos and supplemental taxes, it's really deflating that this is the type of thanks we're getting for making the city more prosperous.

Touching more on Diamond Drive, despite the recent (and appreciated) modifications to the 15 freeway on/off ramps, Diamond Drive continues to be a mess heading eastbound from Summerly. Due to the quick succession of intersections, traffic already piles up and I often have to sit through several light sequences just to make it to the Northbound on-ramp. That situation will only get worse with huge delivery trucks taking up precious lane space in those short stretches of road in between intersections. This is a social engineering disaster waiting to happen. This absolutely needs to be taken into account.

Package theft and suspicious individuals loitering around Summerly is already an issue- the only saving grace is that the community is closed off. Extending Diamond drive to connect with Corydon is only going to make it easier for criminals to prey on Summerly as they please.

Please, I am begging you, do right by the hundreds of families that picked YOUR city as their place of residence. Do not go through with this proposal. I dumped my life savings into the down payment on this house. I chose Lake Elsinore because i saw a relaxing yet energizing city on the way up, with the right leadership to make it happen. I hope i wasn't wrong in doing so.

Thank you for your time and consideration.