





From: Jason Moquin [Jason.Moquin@ci.corona.ca.us]
Sent: Monday, April 20, 2009 3:07 PM
To: Sarah Lozano
Subject: FW: Development "Rancho Paseo De Valencia" in Mountaingate

See attached email based on the scoping meeting. Jake completed a card and indicated he would follow-up with an email.

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From: jakerogers@primarycolor.com [mailto:jakerogers@primarycolor.com]
Sent: April 20, 2009 1:30 PM
To: Jason Moquin
Cc: jmiller@ci.corona.coa.us; Steve Nolan; Eugene Montanez; Stan Skipworth; Dick Haley; Karen Spiegel
Subject: Development "Rancho Paseo De Valencia" in Mountaingate

Jason,

It was a pleasure meeting you the other night at the scoping meeting for this project. It was very informative and well put together. I do appreciate the efforts of the city to educate the public about proposed developments, especially those that hold high potential for controversy such as this one. After attending the scoping meeting, the following are my concerns for your review and consideration:

First and foremost, the destruction of the homes of SO many animals to me is a tragedy. While I understand they are privately owned, the groves have been long established. As such, many animals have taken up residence in them. They are hands down the best area remaining in or near Corona in terms of proximity to water, food, and open space to hunt. From my dining room in the morning, I can see coyotes hunting in them at least a couple mornings a week. Additionally, I have personally seen deer, bobcat, coyotes, hawks, eagles, owls, turkey vultures, and the usual rabbits, squirrels, etc. While not allowed into the groves themselves, I have witnessed nearly all of these animals exiting the property from the chain link fence near where the water currently drains into the channel behind my home on Shepard Crest.

A secondary concern related to displacing the animals mentioned above is where the animals will go and what they have potential to do. Some are dangerous. Others are nuisances. Whatever the case, they will surely take refuge in the closest structures to them.....the homes on Shepard Crest and surrounding neighborhoods. The developer stated in his mandated community outreach meeting that he will do whatever is legally required of him to help the community with any aftermath resulting from his his development. When questioned further, it turns out that he is legally required to do nothing. It should not be surprising that those that live in the surrounding neighborhood are unilaterally opposed to this development. Not a single person has expressed that this is fine with them. People either feel powerless or angry or both.

Another major concern of mine is the noise that will be created by a community in the area proposed. I'm not as concerned about construction noise as I am about day to day noise after the homes are built. The development is situated in a little canyon that acts as a natural amphitheater, much like Irvine Meadows which is widely acclaimed for its natural acoustics. When grove workers come every so often to harvest the crop, you can clearly hear every last word of spoken conversation that is had. When the developer has friends out to the property for parties on the hill, you can hear every note and beat of the music. I would have called the police several times but as a reasonable person, I know that they were not using excessive volume. The hill just amplifies the sound. Since it's only every once in a while, it's no big deal. I can't imagine hearing every car start and every neighbor talking to each other up there. Compounding this problem further is the fact that the developer is being required by the city to remove the existing treeline. These trees are the only thing muffling the sound coming off the hill somewhat. Removing them will at least double the problem for the surrounding neighborhood. We are talking about a major impact in the quality of life for every neighbor that has chosen to raise their family here and already chosen to invest their money in Corona. The choice here is for the city to support those who have supported it, or to slight them in favor of the bigger and better mentality.

Many neighbors are also concerned with traffic entering and leaving the community. Most traffic will run up and down Malaga Street to gain access to the proposed gated community. Malaga is a straight street that currently services the residents of only a couple of streets of homes. Most other residents enter on Mountaingate, and speeds on that street have been a problem to such a degree that the city had to post radar speed displays on lamp posts, much like you'd see on a much larger street. Residents have forbidden their kids to play on Mountaingate for this reason. While this holds no legal water, it is important to me to live in a community where my future children can throw a baseball, football, or frisbee with the neighbor kids in the street in front of the house. One of the reasons I purchased my home was because I noticed several basketball hoops lined up curbside and I figured it was a family friendly community, afterall.

I'm curious about the mello roos that I pay each year. I would assume that the mello roos covers the expense of building the roads, streetlights, and public utility access to service the existing neighborhood. When subdividing all the land in the hill and building a new private community, is the new development required to pay mello roos for tapping into the existing utilities and accessing via only one entrance on a street that I pay for? If the new community is required to kick in to the pot to pay for these services, would my mello roos be reduced?

At the scoping meeting I learned that there is a visible fault on the property to be developed. This is a big concern to me. I already understand that my home is in a fault zone, but having the actual fault not far away with people about to bulldoze over it is alarming. It is alarming to me because we are talking about leveling earth-steadying trees with deep roots to put a manufactured (and ugly) slope in its place. While we were assured that any manufactured slope is stronger than what is already there. However, does this take into account that there is a fault just a hundred feet or so away? This means that seismic activity is not a matter of "if" but instead is a matter of "when". Any small amount of seismic activity is that close of proximity to a manufactured slope seems likely to at least compromise its integrity. If we're talking about manufacturing a slope to be strong knowing that it's just a matter of time before it's not as strong anymore, I just don't see the point. In the big picture here, is it REALLY that important to have 34 more homes on that hill? Can we just leave well enough alone?

Switching this to another direction, one of the topics brought up at the scoping meeting was compromise. The community is more than happy to compromise. We'd love to compromise in fact. In a perfect world, this project could proceed with little or no opposition from anyone if the existing treeline could be left in place to help keep dust and noise down. That would satisfy the neighbors that back up to the property and those on shepard crest that paid a premium to live against the hills. It would also save the developer some money! If the entrance to the property could be moved to come from the east (the developer also owns the land to the east), it would spare Malaga Street the increase in traffic. This would satisfy the remainder of the neighbors and keep malaga as a quiet family street rather than a main entrance that was forced to support an additional 200 cars per day.

While this letter is not as timely as I'd hoped it would be, I hope I have made the deadline for submitting my concerns for your review. I have CC'd other members of the City Council on this email, not because I don't trust that you will do your job. My hope is that if and when things progress all the way to the point of a city council meeting in September it will not be a surprise to the members that this project carries a strong opposition from those attempting to maintain the quality of life they signed up for when purchasing their home in this city.

I was discouraged to hear that historically there hasn't been a project halted due to any of the issues cited in the scoping meeting. As stated, I believe that there are many environmental issues that individually would be enough to make a logical committee reconsider development. Collectively, the decision should be clear as day. I hope that those in a position to impact the outcome of this project will take notice and do the right thing. It's funny, because I feel like a real tree-hugger writing this letter. I'm a concerned resident that is questioning his decision to purchase a repo home in a nice neighborhood against the hills to invest time and money in so that I could raise my family. I'm someone that has owned a couple of homes in Corona, and someone that has lived here since before my neighborhood existed. The truth is that I'm strongly in favor of progress as long as progress is a positive for everyone involved. This clearly is not.

Thank you for your time in reading this lengthy letter and allowing me to express my collected thoughts rather than emotions.

--
Jake Rogers
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