

CITY OF RIVERSIDE PLANNING DEPARTMENT**TRANSMITTAL & SUMMARY SHEET
CULTURAL HERITAGE BOARD****APPEAL**

Date: September 16, 1998

Applicant & Legal Owner

Ronald Petersen
172 So. Lime St.
Orange, CA 92868

Project Description: CR-010-989: Request of Ronald Peterson for permission to demolish the residence, garage, and related site improvements associated with City of Riverside Cultural Heritage Landmark 97, former residence of John B. Chudzikowski, located at 4998 Bushnell Avenue, situated on the west side of Bushnell Avenue, northerly of Mitchell Avenue, APN 146-190-018.

Note: Applicable information is given and/or checked below

Action:

Action Date: September 16, 1998

 Approved (Partial)

Appeal Date: October 1, 1998

 Denied

Appeal Fee: \$671.00

 Conditions Attached

Expiration Date: September 16, 1999

To: City Council Appeal (written appeal attached) Mandatory City Council Hearing For City Council Consent Calendar Planning Staff recommended: Approval For City Council Discussion Calendar**Cultural Heritage Board Vote**

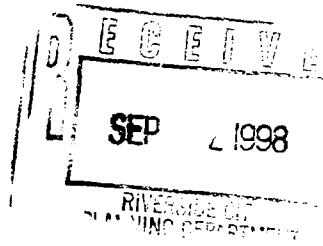
Ayes: 4 Noes: 3 Abstentions: 0

Environmental Finding None Required, case is exempt per CEQA guidelines. Determination made by Cultural Heritage Board

Negative Declaration has been prepared; City Council may take action
after: October 1, 1998

September 20, 1998

City of Riverside Planning Department
City of Riverside
3900 Main Street
City Hall
Riverside, Ca. 92522



Honorable Mayor and City Council:

The undersigned is, by way of this letter filing, an appeal of the decision of the Cultural Heritage Board (CHB) of September 16, 1998 regarding CR-010-989 which is a demolishing request located at 4998 Bushnell Avenue, Riverside.

In the minutes from the September 16, 1998, the CHB recommended option 2, which would save the reservoir and some rock work. It is my opinion and that of the Land Use Committee (See Item 2 of attached letter) that the structures are not worth saving. The structures are not to code and the reservoir is an attractive nuisance. Furthermore, the potential future development of this land will block the view of the structures proposed to be saved by the CHB.

This appeal requests permission to:

1. **Demolish the house, garage, barn, entry monuments, rock terrace, steps, planters, cement work, reservoir structure, and granite hitching post.**
2. **Remove the historical designation from the property. (No financial burden can be carried by the owner for any survey as stated in the 3/16/95 letter, item #4).**

This request is supported by the findings of the LUC (refer to attached letter dated 3/16/95) and would allow for development of the property consistent with surrounding land use.

By way of background, the recommendations made by the LUC in 1995, were acceptable. However, before we could take any action, we were able to rent the property with option to buy and the renter did wish to restore the buildings. However, the renter has since changed her mind and she is no longer interested in purchasing or restoring the property. I have also been informed that there are code compliance problems associated with the current renter.

I am therefore pursuing the option provided by the Land Use Committee and I want to take the steps outlined above under the appeal request.

Sincerely,

Ronald Petersen
172 S. Lime Street
Orange, California 92868
(714)997-7615

Enclosures:

1. Letter dated 3/16/95 from Covington & Crowe to Juandra K. Lowder, City Attorney's Office, City of Riverside

CC: City Clerk, Riverside

ATTORNEYS AT LAW
1131 West Sixth Street
Post Office Box 1515
Ontario, California 91762
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COVINGTON & CROWE

Samuel Crowe
George W. Porter
Robert E. Dougherty
Donald G. Haslam
Robert F. Schauer
Edward A. Hopson
Stephen R. Wade
Jette R. Anderson
Audrey A. Perri
Tracy L. Tibbals
Melanie Fisch

Thomas C. Frost
Jeff H. Reeder
Howard S. Borestein
R. Douglas Doanecky
Tammy S. Jager
Denise Matthey
Katrian West
Kimberly A. Roka
Richard R. Muir
Debra L. Barba
Rakeah C. Lal

Louis Jay Dennis
Daryl J. Lander
J. Michael Kaler
Eric S. Vail
Michael L. Armstrong
Maurice G. Covington
Of Counsel
Harold A. Baillie
(1930-1988)

COPY

March 16, 1995

VIA TELEFAX (909) 782-5622 AND REGULAR MAIL

Juanda K. Lowder
City Attorney's Office
City of Riverside
3900 Main Street
Riverside, CA 92522

Re: HD-100-945, City Landmark Designation of 4998 Bushnell Avenue

Dear Ms. Lowder:

This letter will memorialize the principles outlined at the Land Use Committee meeting on March 9, 1995 with regard to the property located at 4998 Bushnell Avenue. While we do not agree that the property was properly designated as a historical landmark by the Cultural Heritage Board, the property owners are willing to work with the City towards clearance of the site and the eventual removal of the historical designation.

The principles outlined in the Land Use Committee meeting were essentially as follows:

1. The Land Use Committee would recommend to the City Council that the Cultural Heritage Board's designation be upheld; that the property owners' demolition application would be processed; and that the matter be referred to the Land Use Committee for recommendations on CEQA mitigation measures.
2. The consensus of the Committee was that the structures on the site are beyond repair, not worth saving, and should be demolished. Rehabilitation of the structures on the site was not considered to be an option by the committee. However, the structures do have historical merit and should be surveyed.
3. The mitigation measures to be discussed by the Land Use Commission will involve a survey of the site including the creation of a photographic record and transcription of an oral history with regard to the site. The property owners are opposed to bearing the financial burden of what Anthea Hartig referred to as a full-scale

Juanda K. Lowder
March 16, 1995
Page 2

H.A.B.S. (Historical Architectural Building Survey). The Commission suggested that a less extensive survey would be acceptable and that public funds may be available to offset the cost of the survey.

4. It is only the structures that are of historical value and not the underlying ground. Once the structures are surveyed and removed the basis for the historical designation would cease to exist. Therefore, at such time as the demolition and survey have been completed, the City will remove the historical designation from the property.

I am sure we can reach an amenable resolution to this matter. Should you have any questions please feel free to contact me at the address or telephone number referenced above.

Sincerely,



Eric S. Vail
of COVINGTON & CROWE

ESV:jjj

cc: Ron Petersen
Robert Lesch
Anthea Hartig, Planning Department, City of Riverside



"People Serving
People"

CITY OF RIVERSIDE

September 28, 1998

Ronald Petersen
172 So. Lime Street
Orange, CA 92868

SUBJECT: CR-010-989, 4998 Bushnell

Dear Mr. Petersen:

At its meeting of September 16, 1998, the Cultural Heritage Board approved case CR-010-989, subject to the following conditions:

General Conditions:

1. Any demolition must be in accordance with the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. During demolition, a member of the Cultural Heritage Board staff shall be present to assure the protection of site improvements not approved for demolition. The applicant shall contact the staff and arrange for staff presence on the site at least 10 days prior to demolition.
2. There is a fifteen calendar-day appeal period that will lapse at 5:00 p.m. on October 1, 1998. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on September 16, 1999.

Specific Conditions of Approval:

1. Demolition shall be limited to the house, garage and entry monument.
2. All other site improvements shall be protected in place for possible incorporation into a future development of the site. The Cultural Heritage Landmark designation shall remain in effect for the remaining site improvements.
3. Before demolition, the house, garage and monument structure shall be documented in accordance with Historic American Building Survey II standards. When the HABS report is completed, the report and documentation must be reviewed and adopted by the City of Riverside Cultural Heritage Board before demolition may proceed.

PLANNING DEPARTMENT

3900 MAIN STREET • RIVERSIDE, CALIFORNIA 92522 • (909) 782-5371
FAX: (909) 782-5622 **23-5**

Ronald Petersen

CR-010-989

September 28, 1998

Any appeal of the Cultural Heritage Board's decision must be received by the Planning Department on or before October 1, 1998, at 5:00 p.m.

Should you have any questions concerning this notice please call the Office of Historic Preservation of the Planning Department at (909) 782-5371.

Sincerely,
CULTURAL HERITAGE BOARD



Bill Wilkman
Principal Planner

\masters\steno\chb\chbnoa.pf
rev. 03/26/97

CITY OF RIVERSIDE PLANNING DEPARTMENT
Certificate of Appropriateness (CR)
Staff Report



Cultural Heritage Board Meeting Date: September 16, 1998

CR-010-989: Request of Ronald Peterson for permission to demolish the residence, garage, and related site improvements associated with City of Riverside Cultural Heritage Landmark 97, former residence of John B. Chudzikowski, located at 4998 Bushnell Avenue, situated on the west side of Bushnell Avenue, northerly of Mitchell Avenue, APN 146-190-018. **PROJECT PLANNER:** Bill Wilkman (909) 782-5371.

BACKGROUND:

This is a proposal to demolish all buildings and improvements related to Landmark 97, the Chudzikowski property, located atop a knoll in the La Sierra community on the west side of Bushnell Avenue, north of Mitchell Avenue. (See Exhibits 1 and 2.) It was in the process of investigating a previous demolition request in 1994 that the Planning Department staff became aware of this significant property. After reviewing the site and available historical records, and obtaining oral histories from long time residents, the staff recommended the Chudzikowski property be designated a cultural heritage landmark. At its November 16, 1994 meeting, the Cultural Heritage Board concurred in the staff's recommendation and authorized the designation. The owners, Ronald D. Peterson and Robert Lesch, appealed this decision, however, on March 14, the City Council upheld the Board's designation. Since the time of this designation, the original home and garage have remained vacant and have sustained considerable damage due to weather and lack of maintenance. Exhibit 3 consists of recent photographs of the buildings and site. On May 22, 1998, the Building and Safety Division inspected the property and declared the house, garage, and entry monument structurally unsafe. (See Exhibit 4.) A similar inspection was conducted by the Code Compliance Division on June 17, 1998, with similar results. (See Exhibit 5.) The owners submitted a demolition application on June 22, 1998.

Architectural Description:

The site includes a house, entrance monument, and garage, designed in a coherent, vernacular interpretation of the Mission Revival style popular in the 1920s. (See Exhibits 2 and 3.) These wood-framed structures are covered in a heavy, unpainted coat of cement stucco, the surface of which is punctuated with random raised sections where small stones have been placed under the cement coating. Eyelets have been formed into the stucco in several locations on the house and entry monument, perhaps by encasing in stucco, the finger handles of glass jugs. The eyelets apparently served as places to tie vines to the house and entry monument walls.

The house was originally built as a two room adobe structure. Later, a wood frame kitchen was added. A shed roof patio cover appears to be the latest addition to the house. The single-story, flat-roof house is capped by a decorative Mission-revival style parapet which extends around the entire roofline. Three covered doorways provided access into the house, none of which are identical, but each of which share the common design theme of a clay-tile covered, shed roof over the landing. When the residence was photographed in 1994, all windows and doors were boarded up. Since then most of the boarding has been removed. All of the windows were apparently double hung wood, however, presently almost all the glass and sashes are missing. All of the doors are also missing.

Providing a unique sense of entry to the site of the residence is a uniquely designed entrance monument situated parallel to the driveway. This stucco-over-wood-frame structure is shaped as a gently sloping arch with an arched

passageway cut in the middle. Decorating the arch are numerous eyelets and stones cast in the plaster. A small fire occurred in this structure sometime prior to 1994, significantly damaging the wood substructure.

The single car garage is of a similar design to the house, finished in plaster and capped by a Mission style parapet with raised square ends on all four corners. Vehicular access to the site is from a long driveway that extends up from the north end of the property frontage, past the entry monument to the garage. The garage opens away from the house. The original wooden garage door has been removed and has been replaced with a chain link gate. The side walls of the garage are equipped with wood-framed windows that have been boarded up.

Carefully executed rock-quartz stonework ties these three structures together in the form of walls, planters, plazas, and steps. Quartz is also used in the surrounds of a shallow concrete reservoir which lies to the south of the house and garage. To the west of the house, a shed-roofed, wood-sided barn/stable is apparently being used to house the dogs of a resident tenant. Mature trees and shrubs, including pomegranate, eucalyptus, oak, and pepper trees, dot the site. Other prominent elements include two windmills, one behind the house complex to the west and one in the lower southeast corner of the property.

Statement of Significance:

The site was once part of an extensive land grant that lay between present-day Corona and Arlington held by the Sepulveda family. Abel Stearns purchased part of the grant from Vincents Sepulveda sometime prior to his selling it to John Avakin in 1872. In about 1900, Avakin began surveying a portion of this land with the hope of subdividing it into farms. In order to begin this speculative venture, Avakin borrowed money from W.J. Hole who had moved from the Midwest in 1894 and had settled on land rich in oil and groves in La Habra. After Avakin's subdivision efforts met with failure, Hole foreclosed on the property, stopped the subdivision process, and gained title to some 20,000 acres in 1910.

According to oral interviews with long-time residents of the La Sierra area, the subject site was home to a Czechoslovakian man named Chudzikowski who is believed to have constructed all the buildings and structures including the reservoir, two wells, and all the rock work. Mr. Chudzikowski is believed to have farmed and lived off his land. Mr. Robert Spencer who has owned the property adjacent to the Chudzikowski site since 1946, recalls that Mr. Chudzikowski was quite the fixture in the community and worked the land until he was well into his seventies. Mr. Spencer, who worked for the Hole Ranch when he came to the La Sierra area in 1939, thinks that Mr. Chudzikowski also worked for the Ranch when he arrived in the area sometime during or just after the end of World War I. Mr. Chudzikowski lived atop the hill off of Bushnell from the time he arrived in the area, according to Mr. Spencer, who also recalls that Mr. Chudzikowski told him that he began construction of his home and farm at that time and was continuously working and building on the site. Thus the site apparently grew organically and was shaped by the hands of one man from his arrival in the late 'teens until he left the site in the 1970s.

According to Mr. Spencer, Mr. Chudzikowski prided himself on self-sufficiency, as he apparently harvested every product possible, including eucalyptus leaves and branches. Mr. Chudzikowski was also known to share his harvests, creating baskets of fruits and nuts for the neighborhood children, including the Spencer children, who all called him "Mr. Church" instead of struggling with Chudzikowski.

The Chudzikowski compound was designated Cultural Heritage Landmark 97 for two basic reasons. First, it is significant as a creative and artistic architectural construction. Second, it is significant as a unique part of the

cultural fabric of the La Sierra community. The staff has submitted a request for additional historic or archaeological information on this site from the Eastern Information Center.

PROJECT DESCRIPTION:

The owners, Ronald D. Peterson and Robert Lesch, wish to demolish the house, garage, and all other structures on the Chudzikowski site. The staff has toured the site on two occasions since the demolition request was submitted on June 22, 1998. During our latest visit, we took several photographs of all structures and site improvements. See Exhibit 3. The following is a description of the condition of each structure. Attached as Exhibits 4 and 5 are inspection reports from the Building and Safety Division and the Code Compliance Division.

RESIDENCE: The exterior walls of the residence are intact, however, a gaping hole in the roof has allowed rain to dissolve or seriously deteriorate the interior adobe walls of the original part of the residence. The doors are missing and the windows lack glass and sashes. Plumbing fixtures are damaged or missing. Trash and debris is strewn throughout all rooms.

GARAGE: In general, the garage is in the best condition of all the structures. A large tarpaulin has been secured to the roof to prevent water leaks and, consequently, the walls are in relatively good condition. The only evidence of damage is a large crack in the rear wall. The garage door is also missing and the windows have been boarded up. It is presently used to store a variety of materials.

ENTRY MONUMENT: Despite its fire damage, the entry monument is standing and, from the outside, does not appear to be significantly damaged. Nonetheless, the Building and Safety report indicated that it is largely relying on the stucco as structural support.

BARN: It appears a series of ramshackle additions have been made to the original barn. The staff observed dogs penned in this area and did not tour this part of the site.

RESERVOIR: The reservoir appears to be in reasonably good condition. It does not contain water, however, and it is not known if it is functional.

WINDMILLS: The staff did not inspect the windmills closely, however, from a distance they did not appear to be significantly deteriorated. Both bear the trade name "Aeromotor" of Chicago. It is not known if they are functional.

ROCKWORK AND RELATED SITE IMPROVEMENTS: The rock retaining walls, steps, planters, and a granite hitching post appear to be in good condition. Site improvements in poor repair include a vertical rock monument just west of the residence which has been damaged near the top, exposing its pipe support. A paved patio area on the east side of the residence has been vandalized in one area where the concrete has been broken, exposing its gravel substructure.

ANALYSIS:

Compliance with section 20.30.030 of the City of Riverside Municipal Code:

A. The proposed project (demolition) does not meet the Principals & Standards of Site Development and Design Review.

The proposed demolition of the structures and site improvements on the Chudzikowski property will substantially alter the site and its environment. The structures on the site, their distinctive architectural features, and their relationship to the community will be lost if complete demolition is approved.

FACTS FOR FINDINGS: (From Section 20.30.030(c), 1-5 of the Riverside Municipal Code)

FINDINGS: The proposed demolition will destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: The proposed demolition will adversely impact a cultural resource formally designated by the City of Riverside Cultural Heritage Board as City of Riverside Landmark Number 97.

ENVIRONMENTAL ASSESSMENT:

Such activities which cause a substantial adverse change to historic resources are not categorically exempt per the California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines. The staff is recommending a mitigated negative declaration.

CONCLUSION:

The staff believes there are three alternatives with regard to this proposal. Each of these is described below, along with the rationale that would support them.

1. **STABILIZATION/RESTORATION:** The Cultural Resources Ordinance, Title 20, includes a provision establishing a property owner's "duty to maintain" a landmark property. Certainly, this property has suffered from a lack of maintenance, perhaps many years prior to the Landmark designation, but certainly also during the time subsequent to the designation. This option draws upon this duty to maintain provision and applies it to the present situation. Under this option, the property owner would be required to take measures to secure the property from access and stabilize all structures to prevent further damage. This would protect the public from any potential safety hazard and allow the structures to remain available for future renovation.
2. **PARTIAL DEMOLITION:** Allow Demolition of only the house, garage, barn, and entry monument, but require all site improvements to be retained in place. The City's Code Compliance and Building and Safety Divisions have only indicated the house, garage, and entry monument pose a public safety hazard. The rock terraces, steps, planters, and cement work are generally in good condition and do not pose a public safety hazard. The same can be said for the reservoir structure, granite hitching post, or windmills. Under this alternative, these items would remain until a development plan is received for the overall site. At that time, it could be determined if the remaining improvements could be incorporated into a new development.
3. **COMPLETE DEMOLITION:** This alternative would allow the demolition of all structures and site improvements. It would probably serve the best interests of developing the site, but it would do so at the expense of any cultural heritage the site may offer.

If either Alternative 2 or 3 is accepted, the site and all improvements should be documented in accordance Historic American Building Survey standards. (See Exhibit 6.)

RECOMMENDATION:

Alternative one would be appropriate if the Board believes the structures are of such significance to La Sierra's cultural and architectural history that every effort should be made to preserve them for future restoration. Alternative two should be chosen if the Board believes that, while the Landmark has importance to the community, the structures are not of sufficient importance to justify the cost and effort necessary to undertake a full restoration. Alternative three should be chosen if the Board believes the neither structures or improvements are of sufficient importance to justify the potential inconvenience of preserving them. It would also be the alternative to chose if the Board believes the site improvements hold little or no value in the absence of the structures.

The staff believes arguments could be made in favor of either alternative one or two. For historic preservation purposes, Alternative one would certainly be the preferable route. To be fully comfortable with alternative one, however, we would need more historical evidence of the site's significance in La Sierra's history. Part of the intent of the present process is to gather such information. The staff does not believe the information gathered to date is sufficient to fully support alternative one. If such evidence comes to light during this process, we would favor alternative one. In the absence of such information, we would reluctantly suggest the Board chose alternative two, demolition of the structures, but retention of the related site improvements.

On the basis of the evidence available at this time, the staff recommends that the Cultural Heritage Board:

1. **APPROVE ALTERNATIVE TWO** of CR-010-989, thereby issuing a Certificate of Appropriateness for the project as defined in the attached conditions.
2. Determine that:
 - i. this proposed case will not have a significant effect on the environment and recommend that the City Council adopt a Negative Declaration contingent upon mitigation measures listed in the related initial study;
 - ii. there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

This matter will be referred to the City Council for final disposition.

EXHIBITS:

1. Location Map
2. Aerial Site Map
3. Photographs (taken August 8, 1998)
4. Building and Safety Special Inspection Report (5-22-98)
5. Code Compliance Report (6-17-98)
6. Summary Chart of HABS Standards

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends that the Board approve the issuance of a Certificate of Appropriateness for case number CR-010-989 with the following conditions:

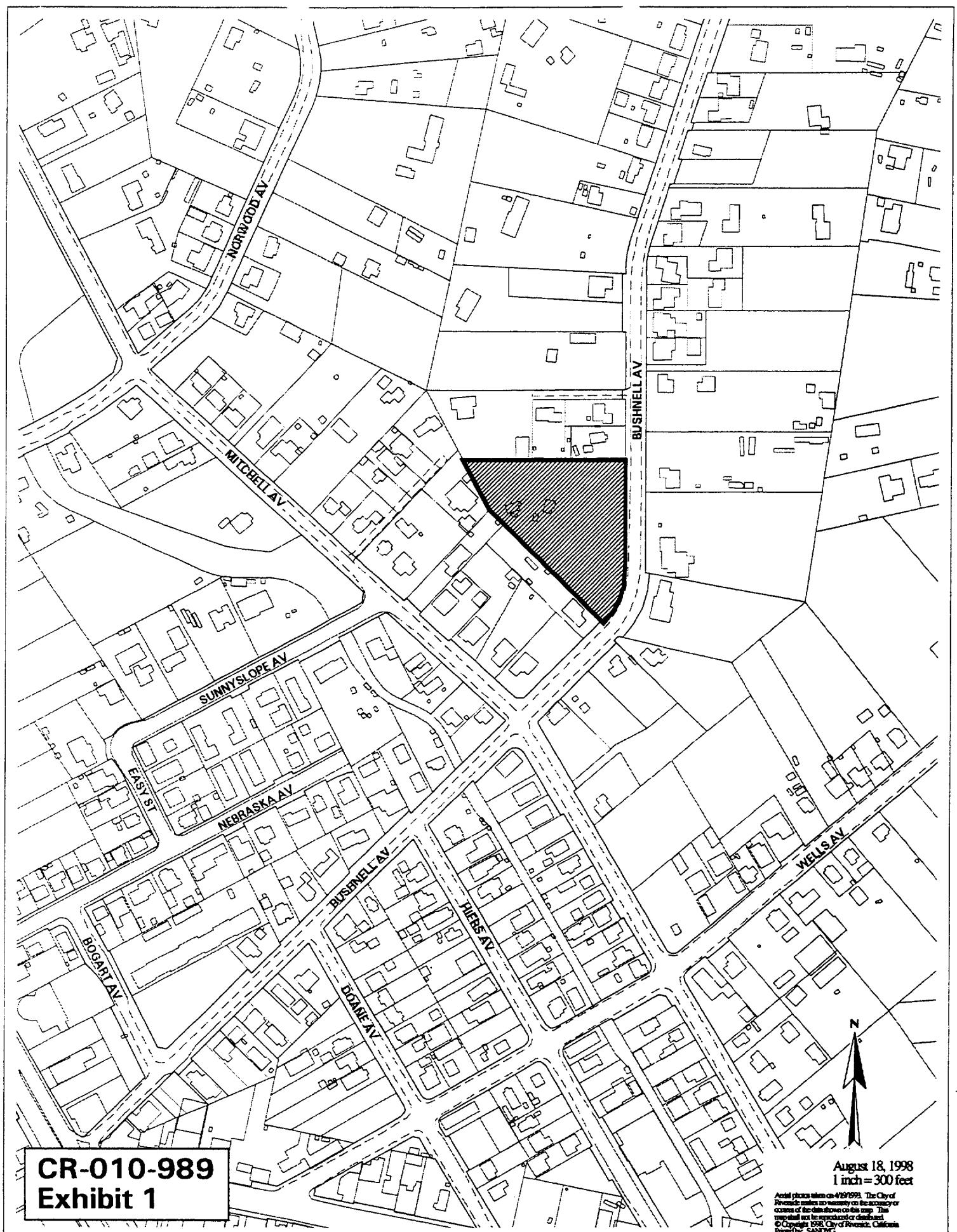
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2. There is a fifteen calendar-day appeal period that will lapse at 5:00 p.m. on October 1, 1998 . Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on September 16, 1999 .

Specific Conditions of Approval

1. Demolition shall be limited to the house, garage, and entry monument.
2. All other site improvements shall be protected in place for possible incorporation into a future development of the site. The Cultural Heritage Landmark designation shall remain in effect for the remaining site improvements.
3. Before demolition, the house, garage and monument structure shall be documented in accordance with Historic American Building Survey II standards. When the HABS report is completed, the report and documentation must be reviewed and adopted by the City of Riverside Cultural Heritage Board before demolition may proceed.

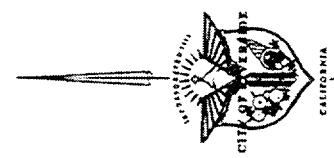
\masters\reports\chb\cr.pf
March 16, 1997



CR-010-989
Exhibit 1

August 18, 1998
1 inch = 300 feet

Actual photo taken on 4/19/1993. The City of
Riverside does not necessarily own the property
or control the disposition of the property. The
map shall not be reproduced or distributed.
© Copyright 1998, City of Riverside, California.
Printed by: SANDIG

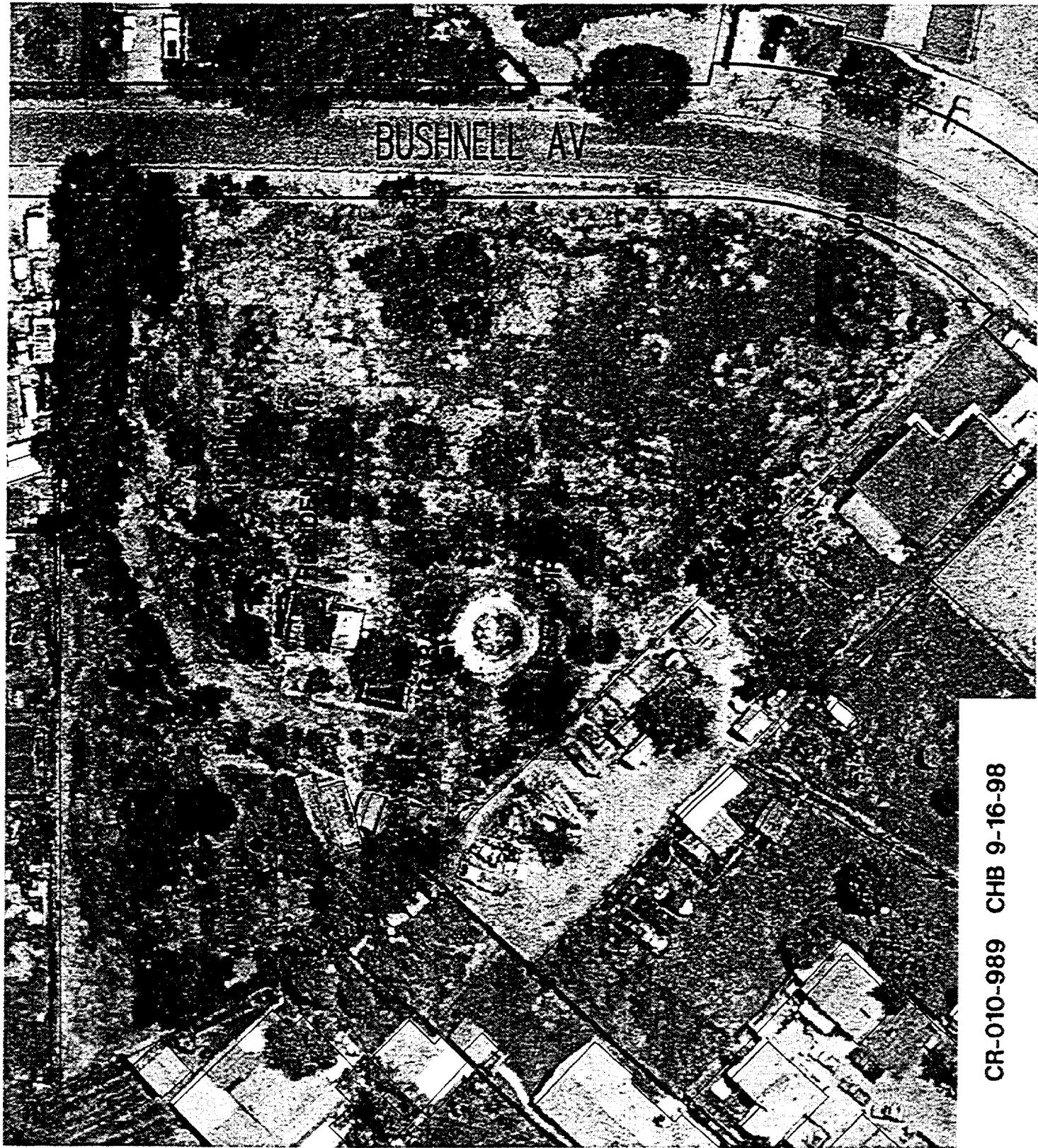


1 inch = (X) feet

Symbology

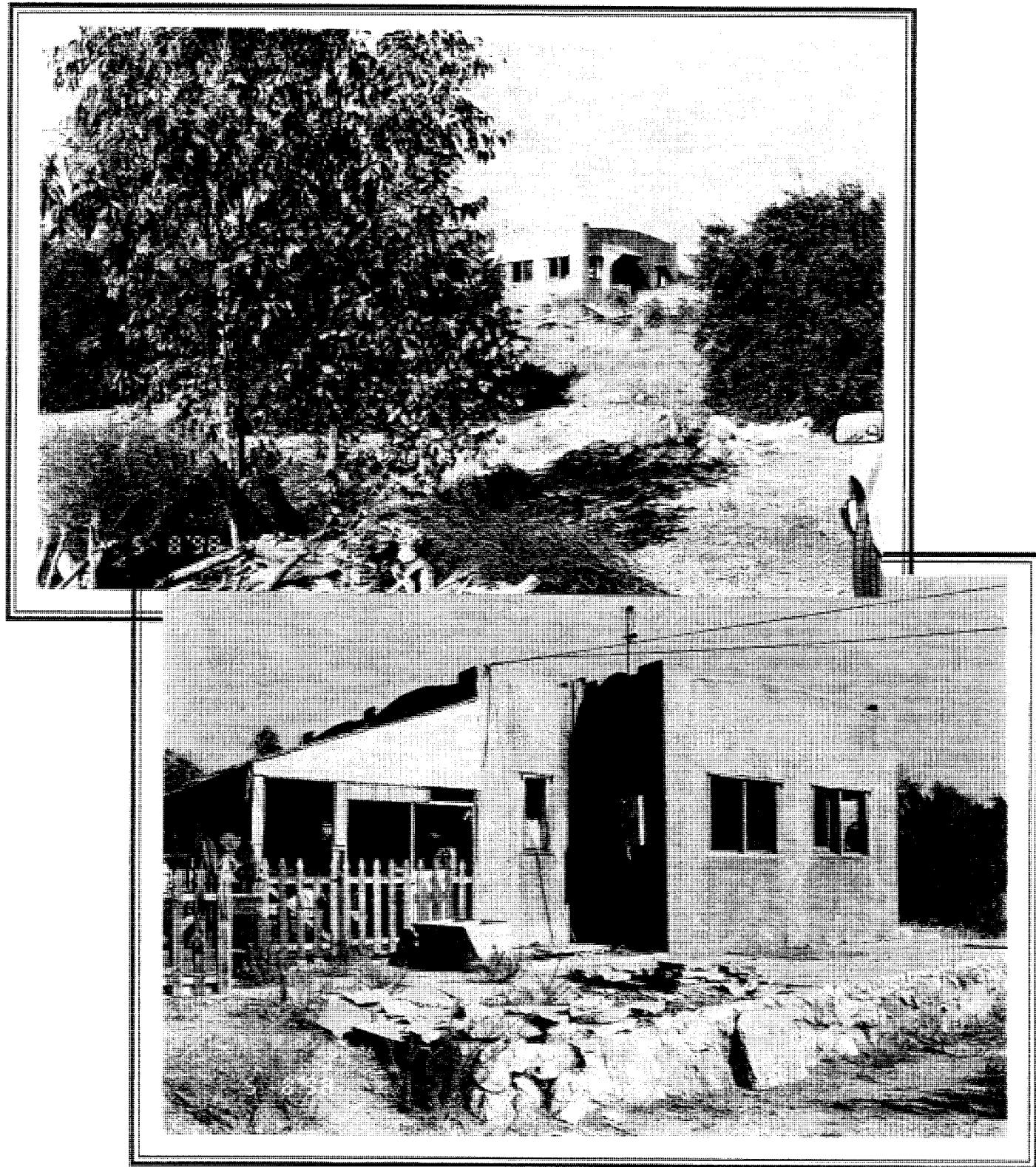
EXHIBIT 2

Map Preached on
August 14, 1998
And the Standard Version, the cry
Rousseau makes no warranty one in a
subset of the data shown on this map. This
map shall not be reproduced, displayed and
or otherwise used without the express
written permission of the author, Carl
O'Connor, 1998, 14440 NW 111th Street,
Hawthorne, OR 97082.



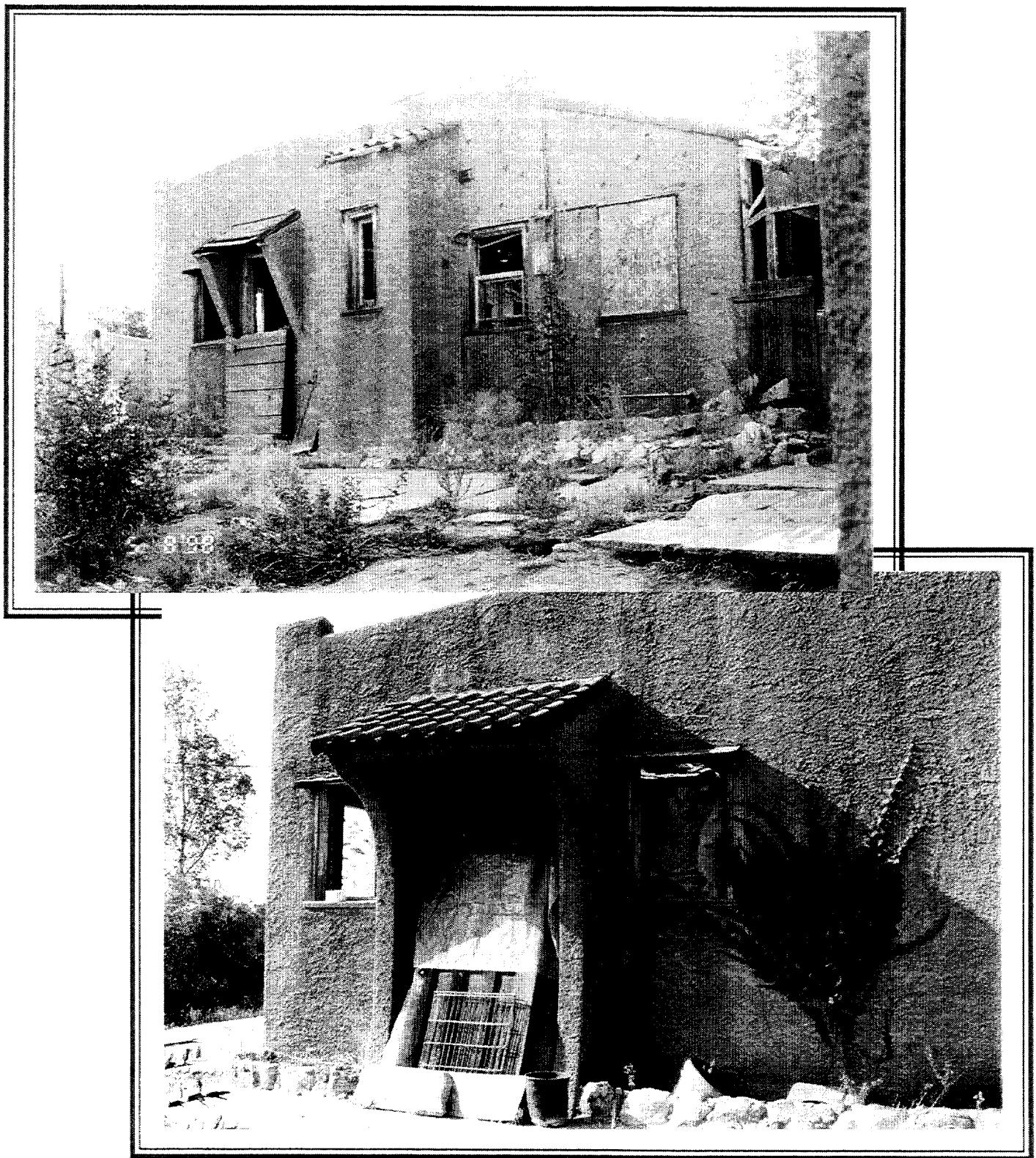
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CR-010-989



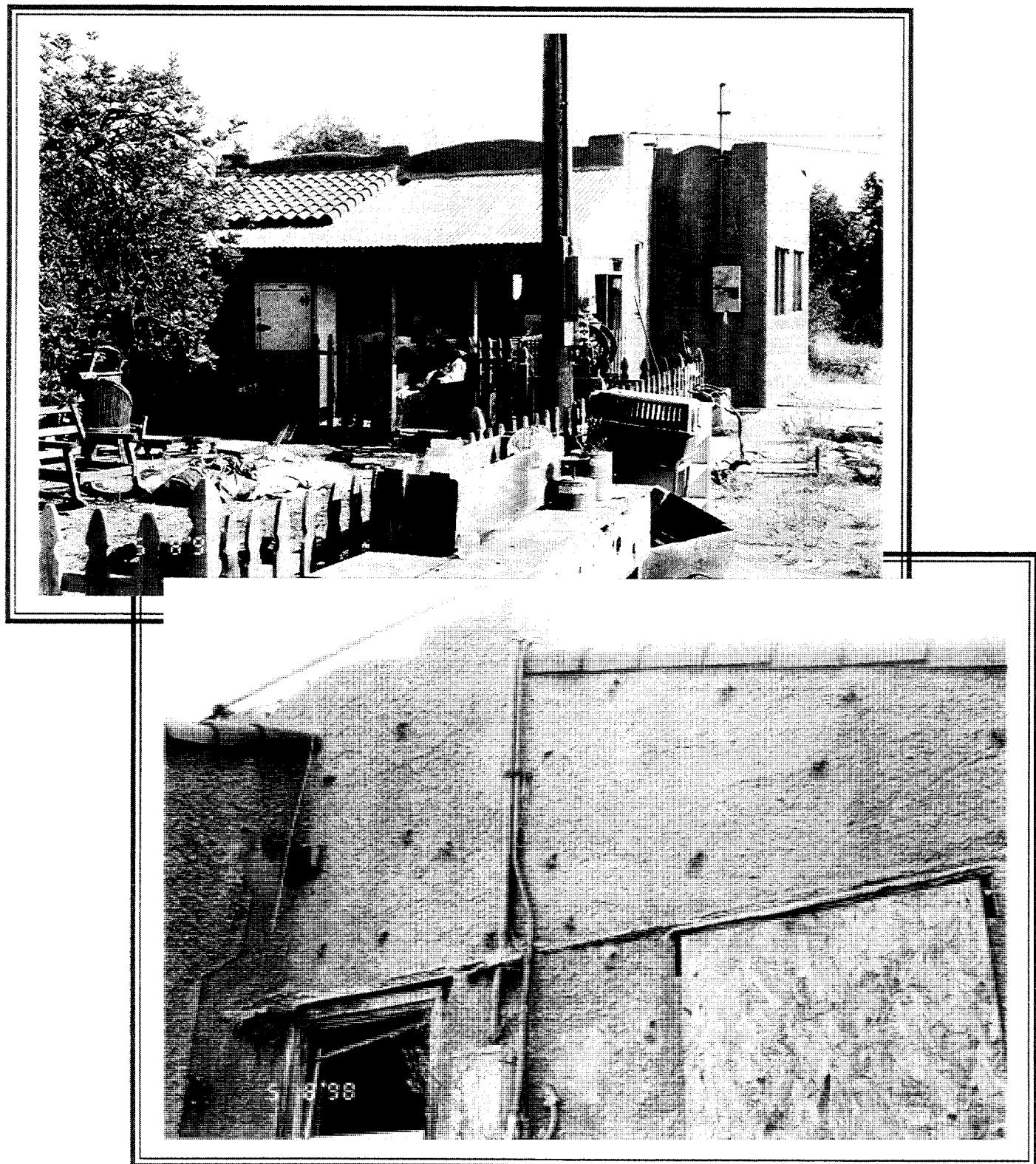
4998 Bushnell Ave
EXHIBIT 3 - Residence Exterior

CR-010-989



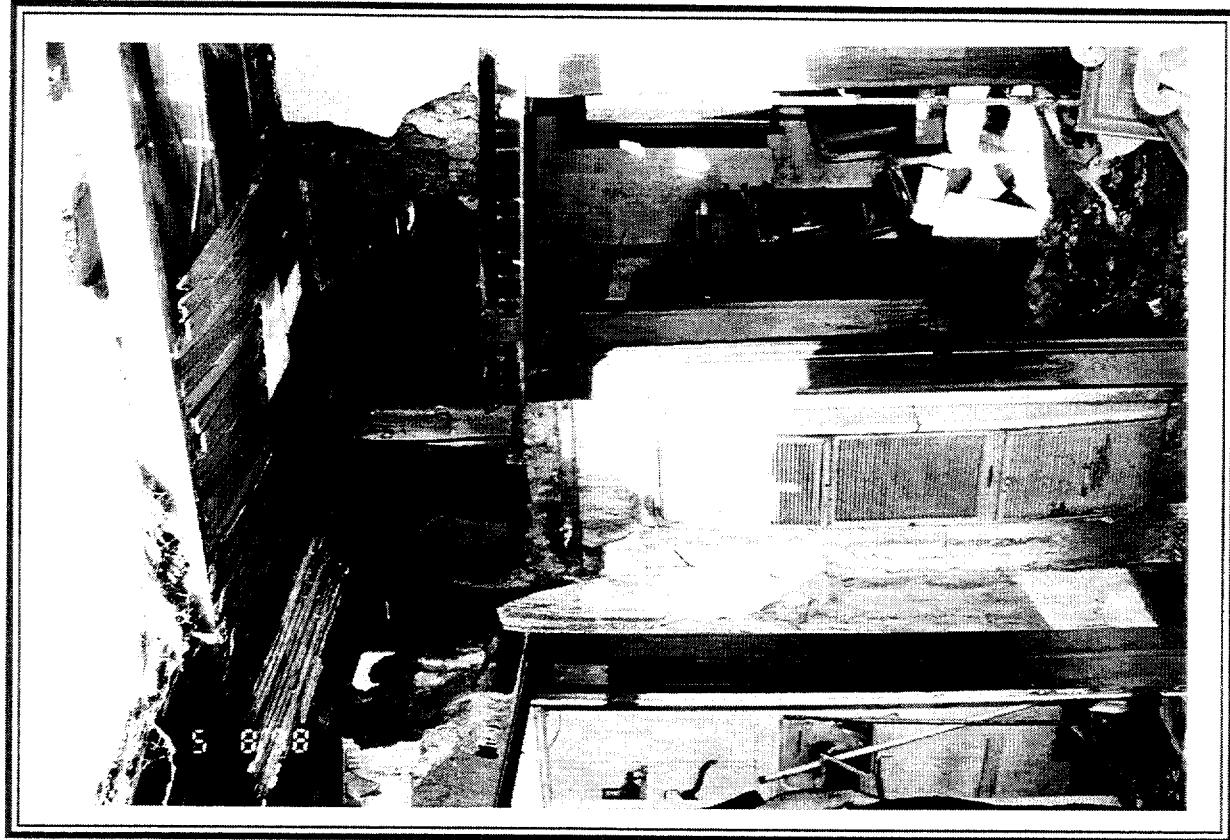
4998 Bushnell Ave
EXHIBIT 3 - Residence Exterior

CR-010-989



4998 Bushnell Ave
EXHIBIT 3 - Residence Exterior

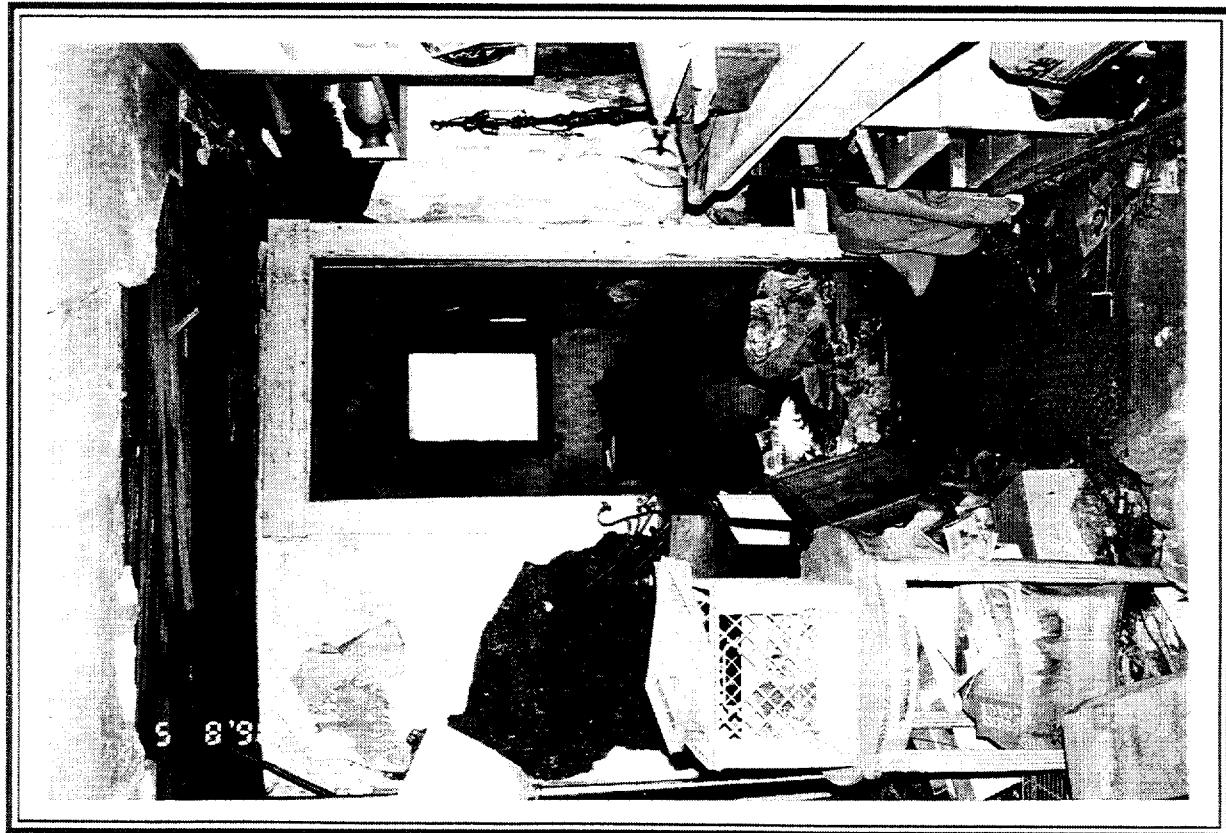
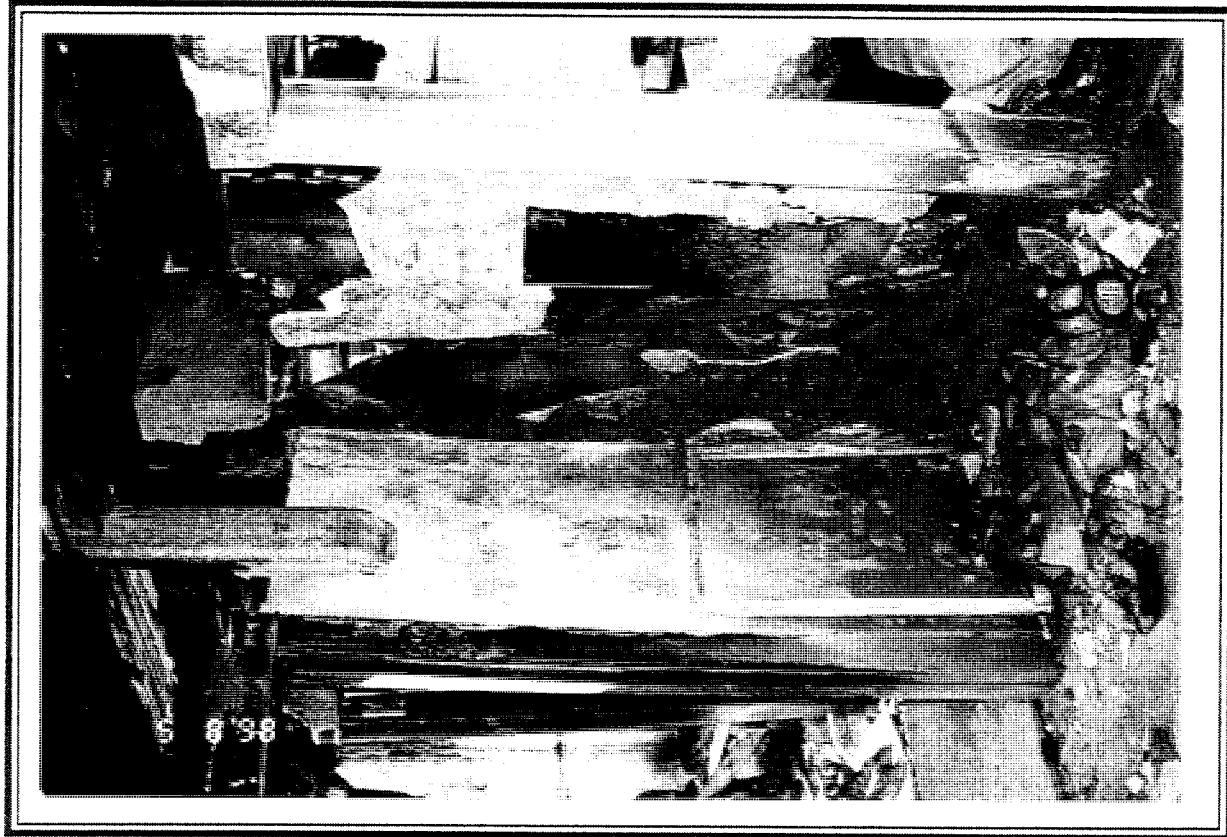
CR-010-989



4998 Bushnell Ave
EXHIBIT 3 - Residence Interior

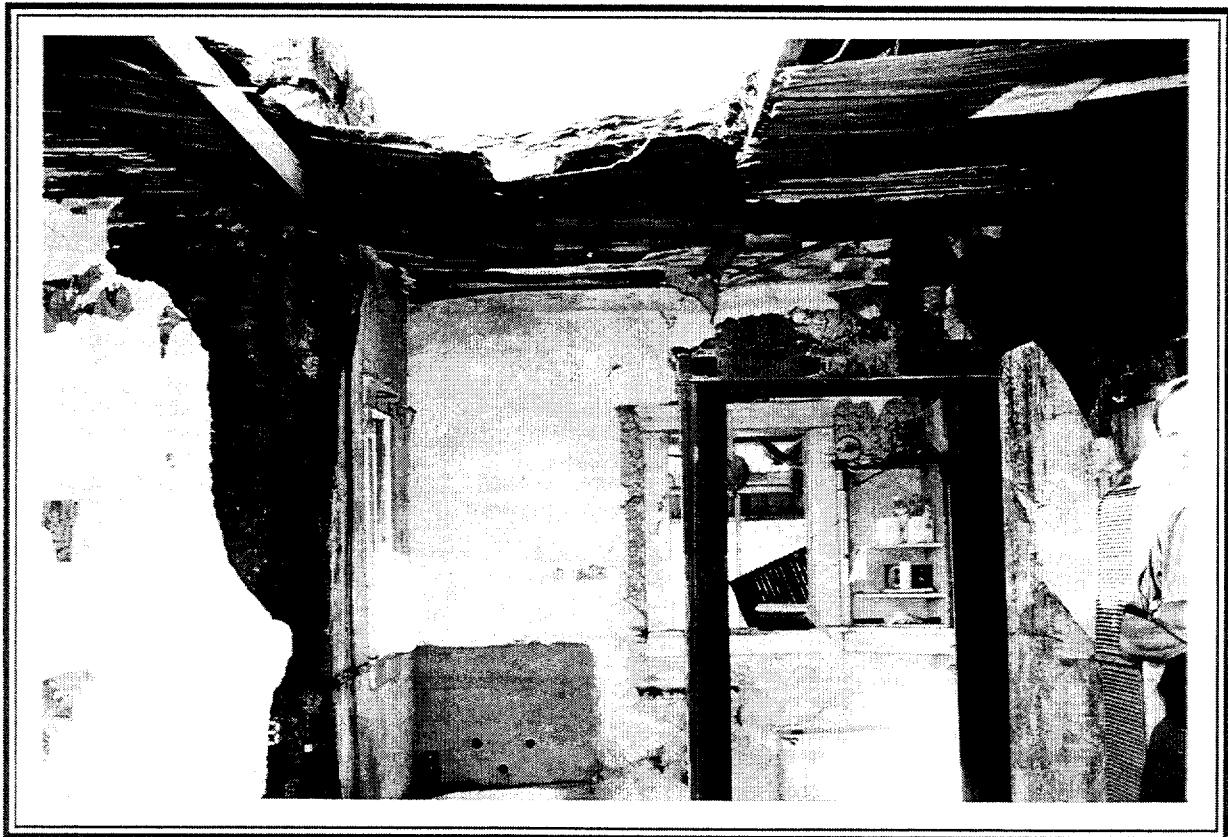


CR-010-989



4998 Bushnell Ave
EXHIBIT 3 - Residence Interior

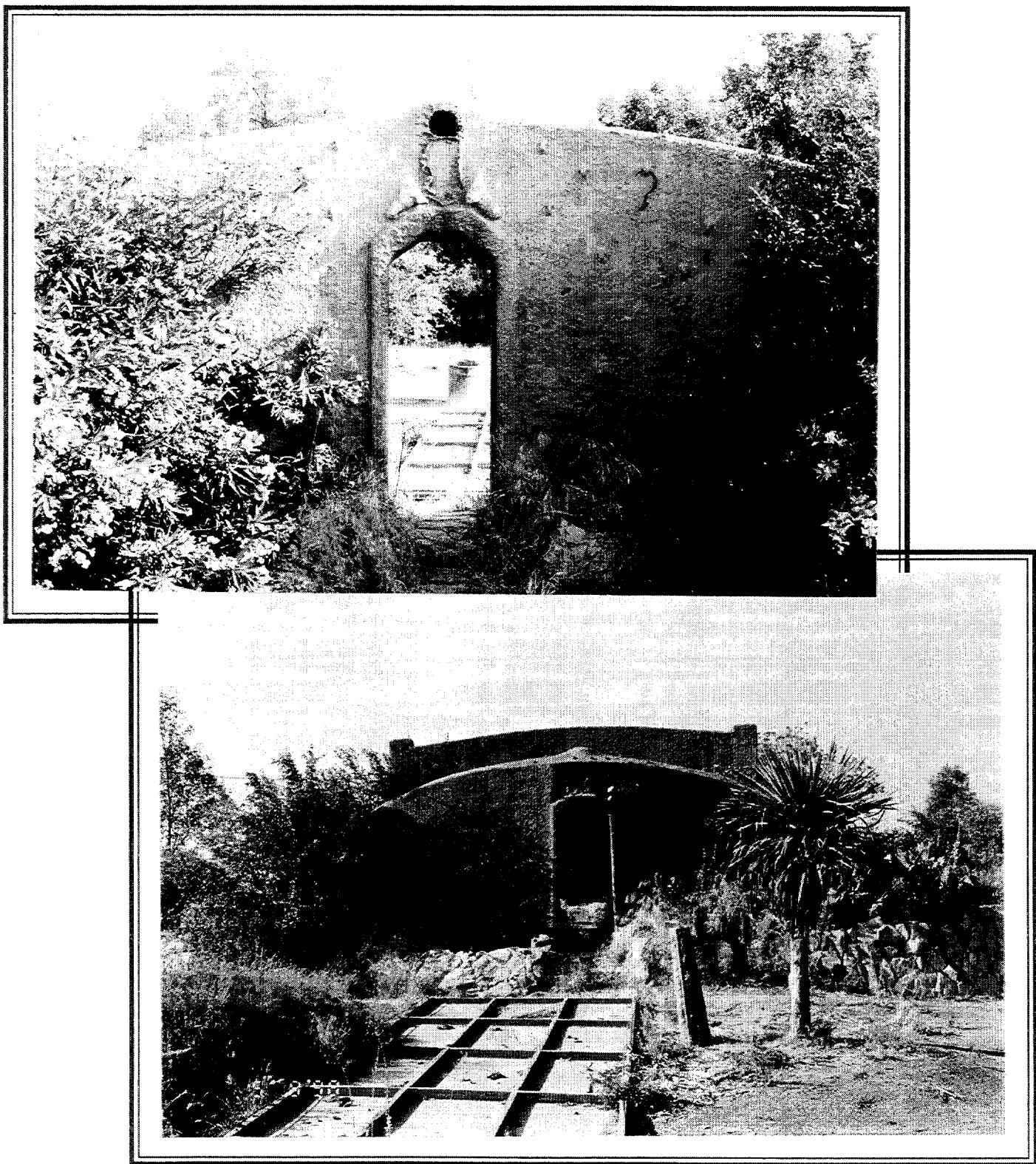
CR-010-989



4998 Bushnell Ave

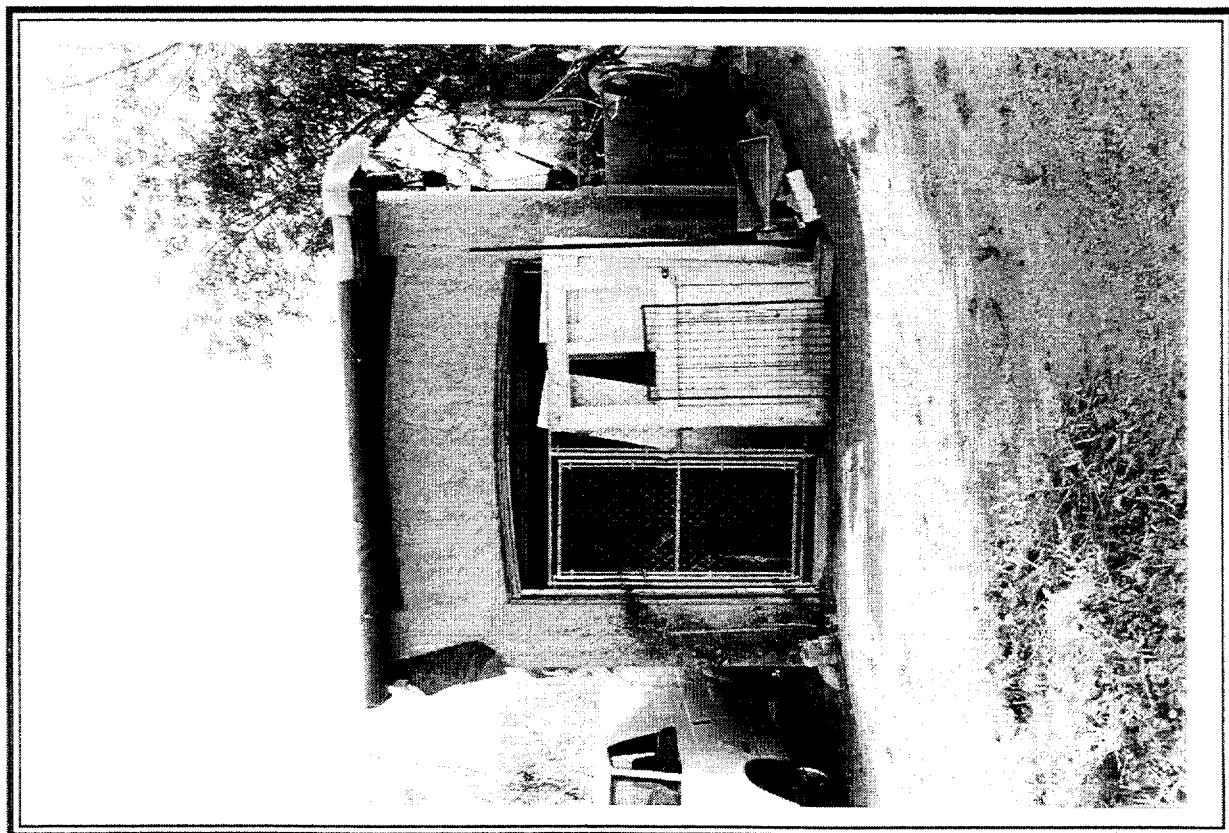
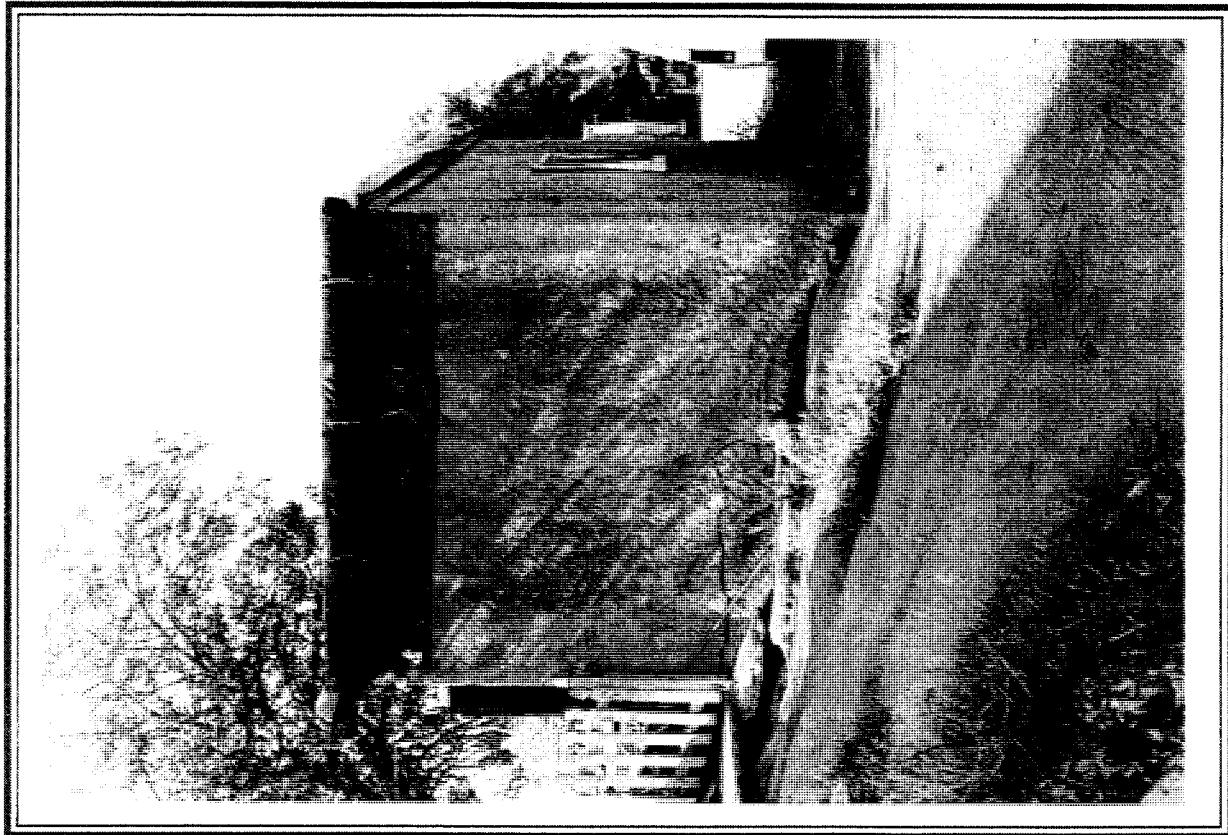
EXHIBIT 3 - Residence Interior

CR-010-989



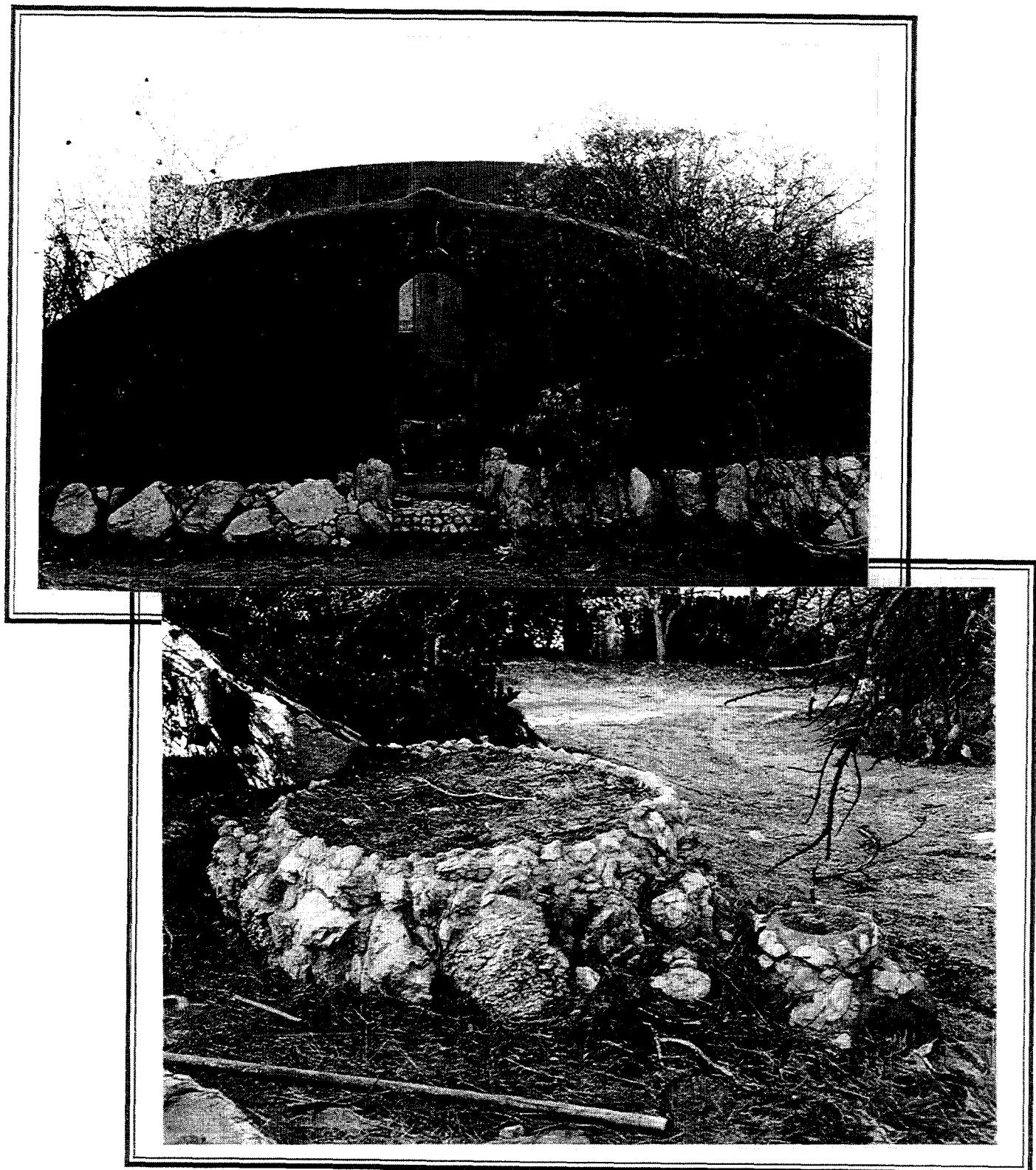
4998 Bushnell Ave
EXHIBIT 3 - Entry Monument

CR-010-989



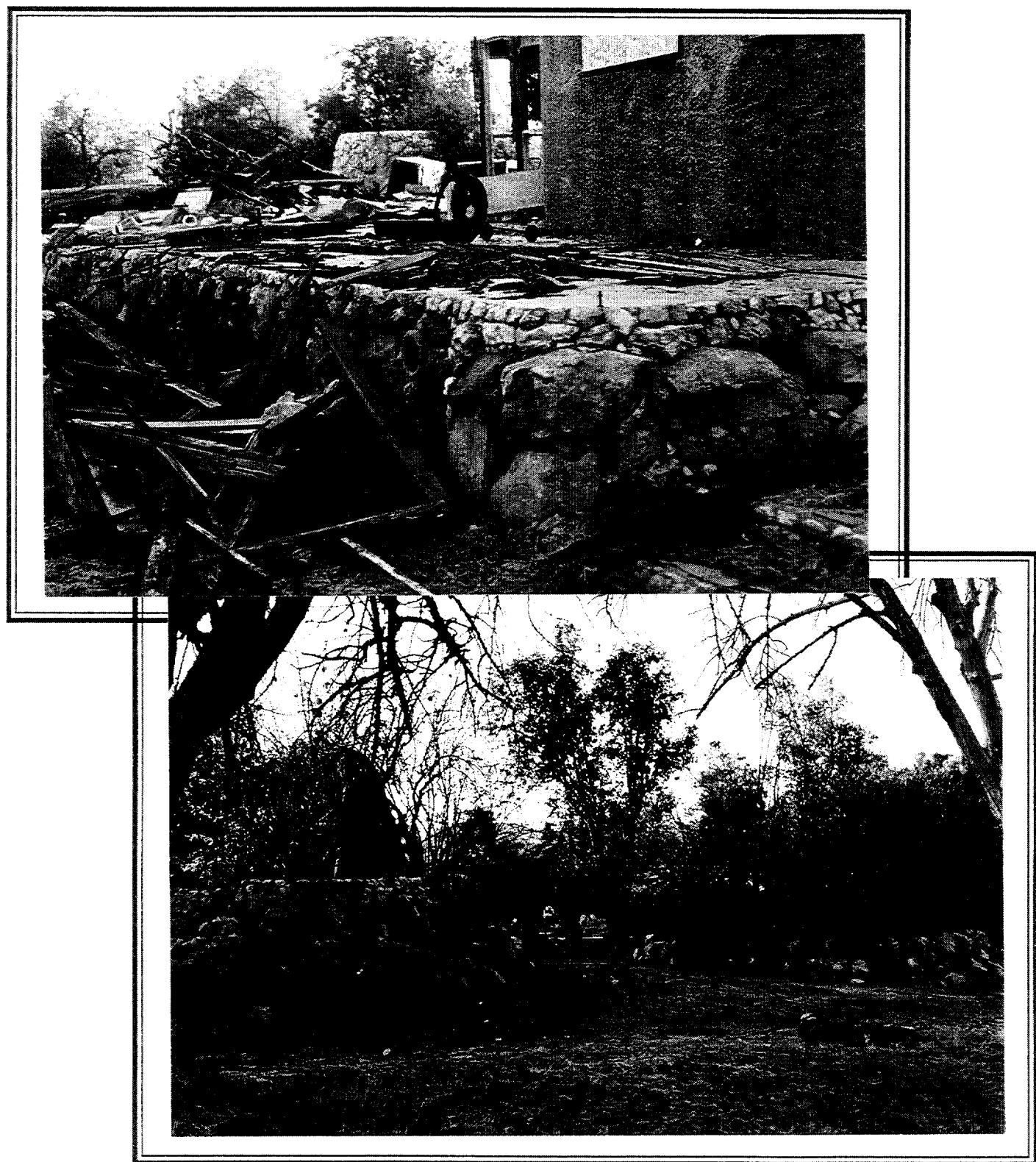
4998 Bushnell Ave
EXHIBIT 3 - Garage

CR-010-989



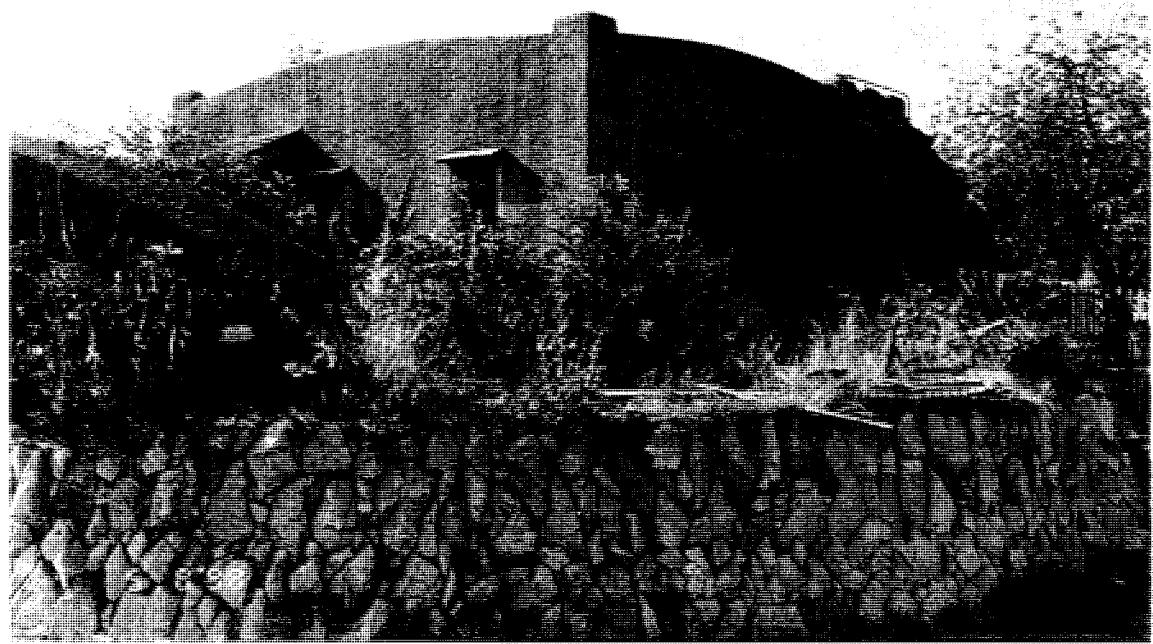
4998 Bushnell Ave
EXHIBIT 3 - Stone Site Improvements

CR-010-989

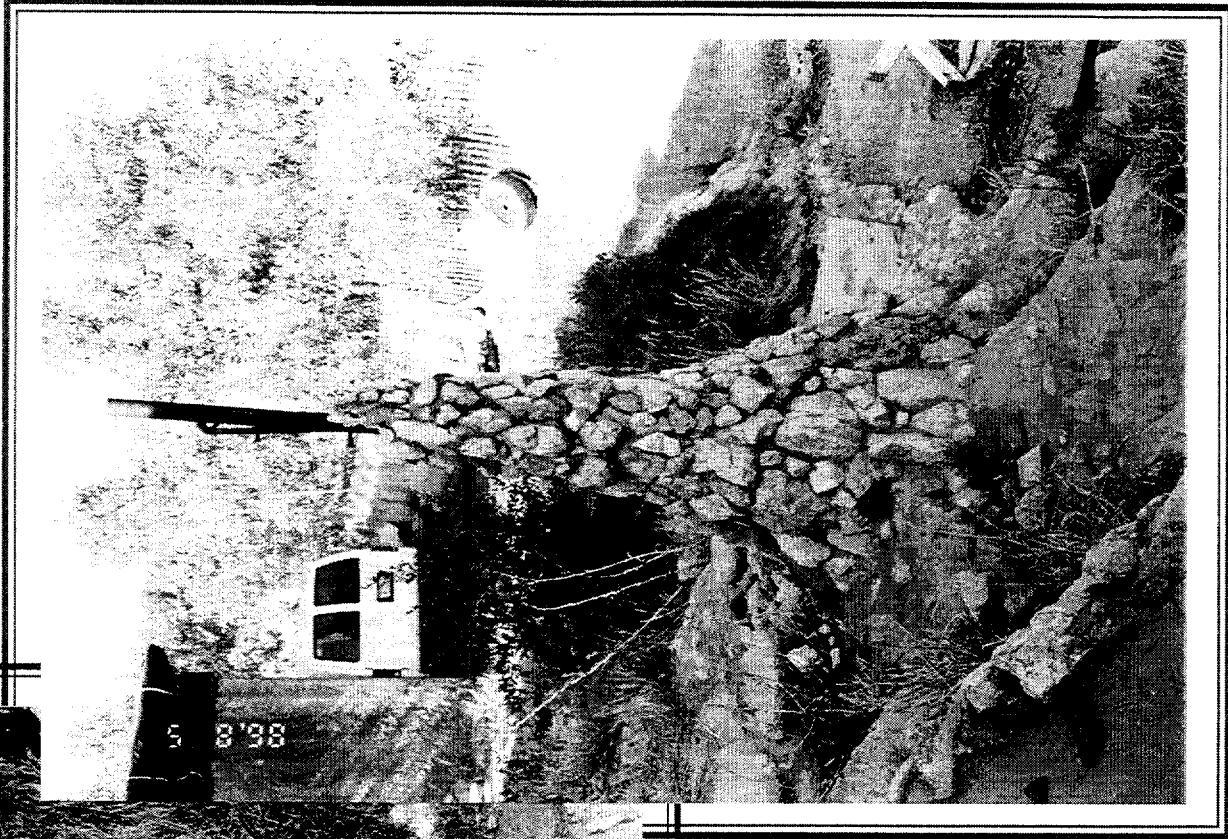


4998 Bushnell Ave
EXHIBIT 3 - Stone Site Improvements

CR-010-989



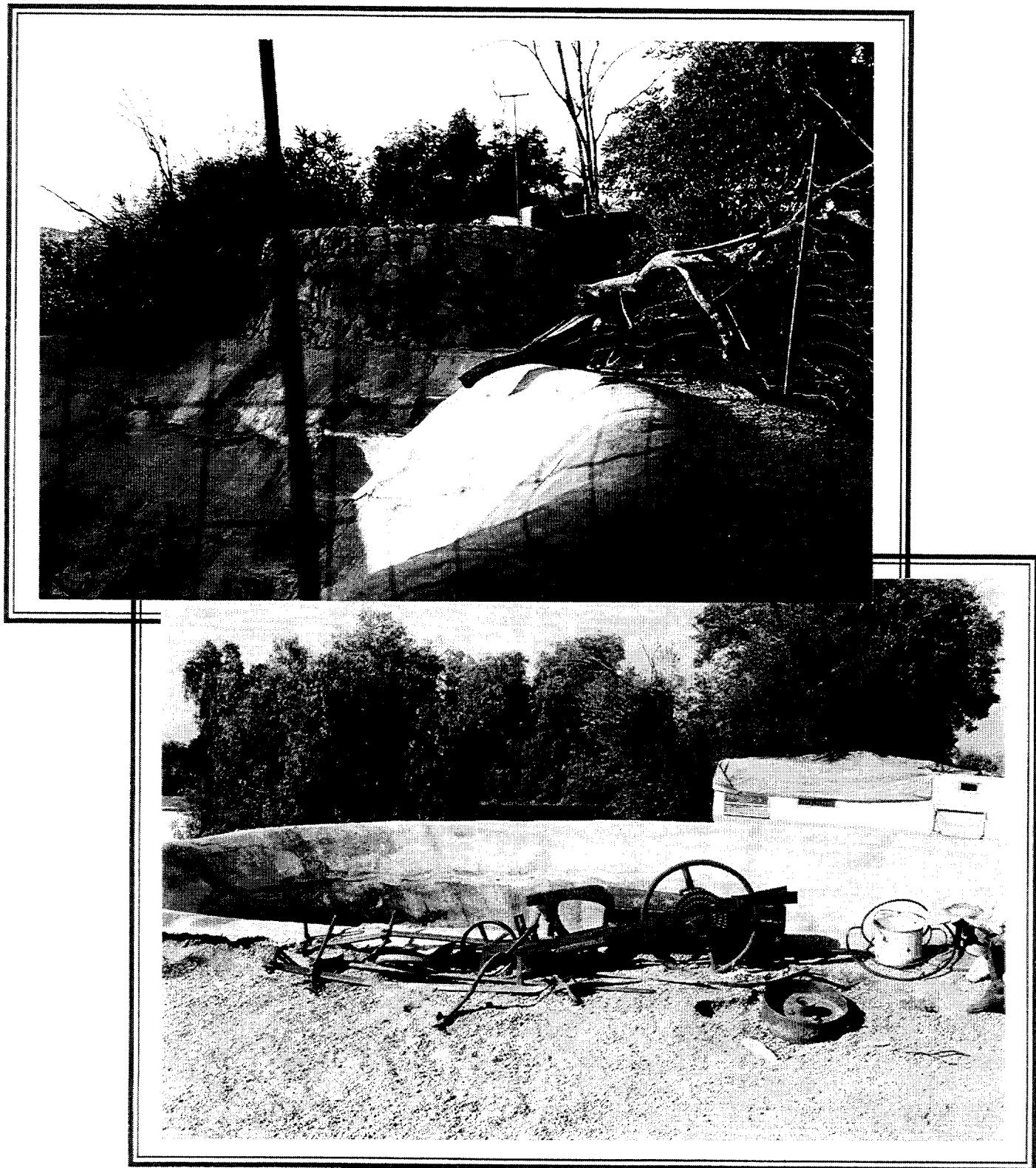
4998 Bushnell Ave
EXHIBIT 3 - Stone Site Improvements



CR-010-989

4998 Bushnell Ave
EXHIBIT 3 - Stone Site Improvements

CR-010-989



4998 Bushnell Ave
EXHIBIT 3 - Reservoir

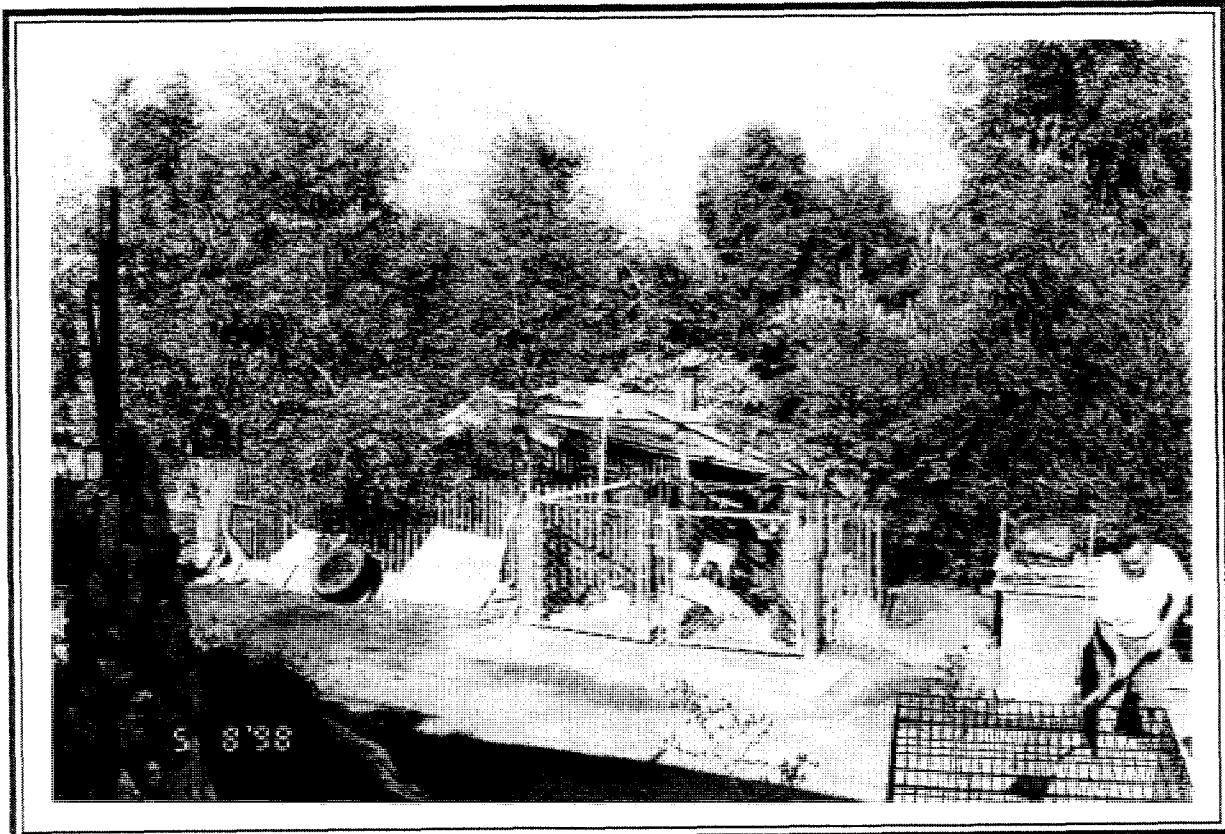
CR-010-989



4998 Bushnell Ave

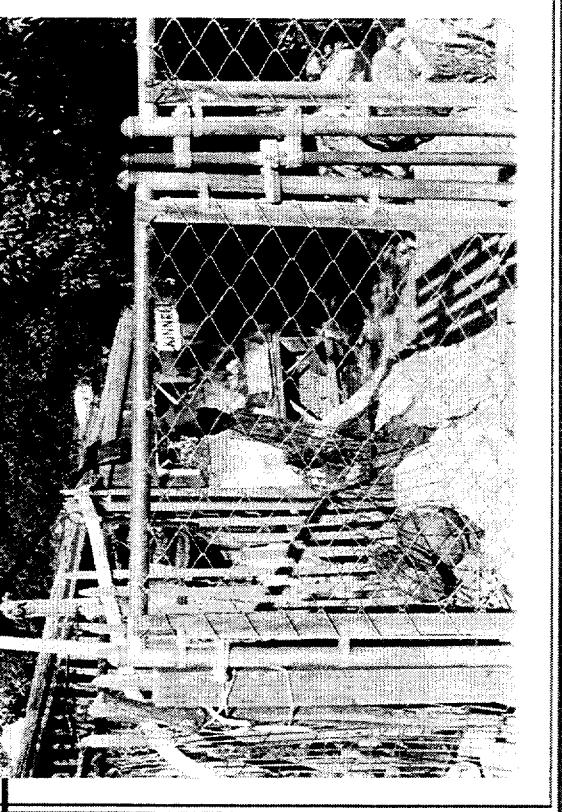
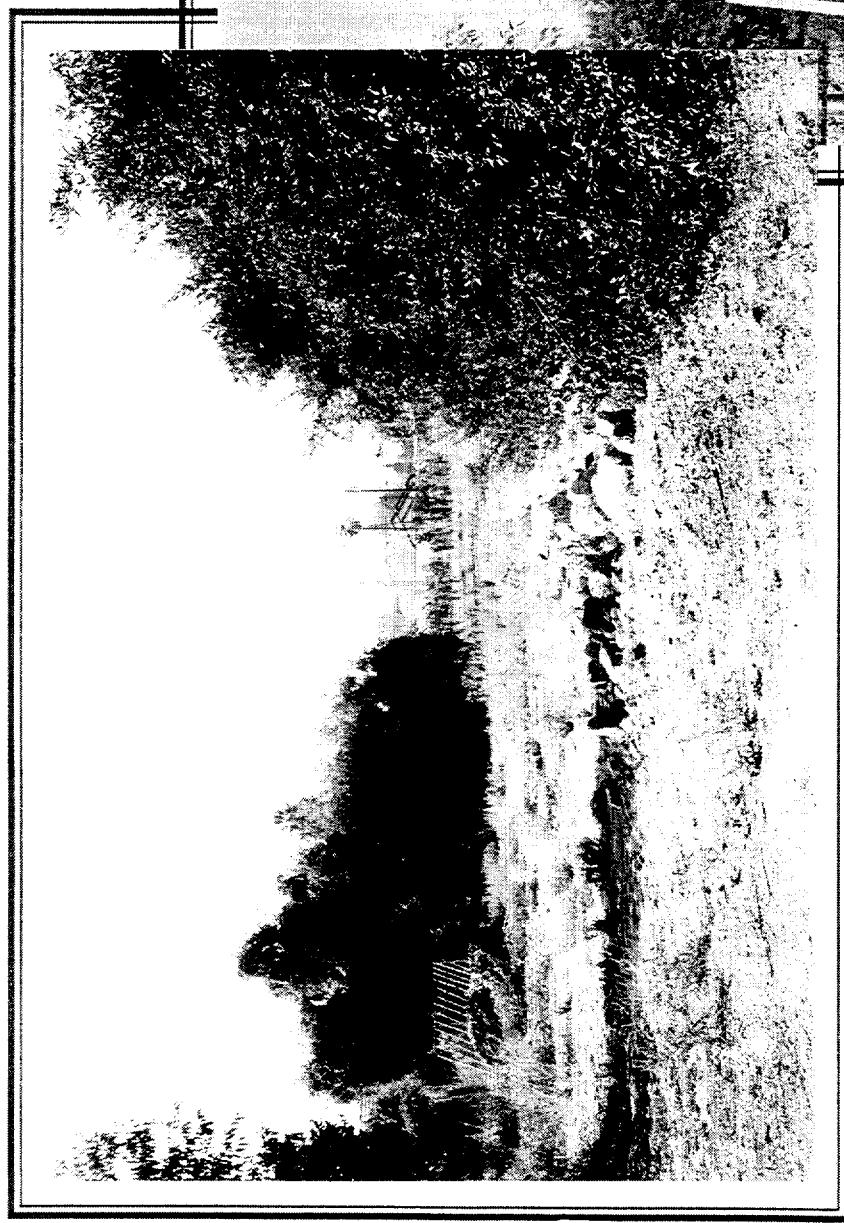
EXHIBIT 3 - Reservoir

CR-010-989



4998 Bushnell Ave

EXHIBIT 3 - Barn Area



CR-010-989

4998 Bushnell Ave
EXHIBIT 3 - Windmills



CITY OF RIVERSIDE
BUILDING & SAFETY DIVISION

RECEIPT #: _____
DATE PAID: _____

★ SPECIAL INSPECTION REPORT ★

JOB ADDRESS: 4998 Bushnell Avenue, Riverside CA 92505

OWNER/S NAME: Ronald/Pamela Petersen **PHONE:** _____

OWNER/S ADDRESS: Same

INSPECTION DATE: 05-22-98 **INSPECTED BY:** MICHAEL MONTOYA

AREA/S INSPECTED: Adobe house
Garage
Monument structure in front of house

INSPECTION COMMENTS:

A. Adobe house.

1. Roof structure has collapsed and has created a very hazardous condition. Interior and exterior walls on the inside of the house has been exposed to rain and weather which destroyed the adobe walls turning them to mud.
2. This house is very unsafe and appears to be unrepairable and should be boarded to protect the public.

B. Garage.

1. Garage roof has collapsed and is unsafe to the public. Roof of garage is covered with plastic tarp. This structure is not adobe.

C. Monument structure.

1. Monument structure in front of house is approximately 10' high and 25' long with a small walk through opening in the center. As I inspected this structure, I notice it was completely burned by fire on the inside, which makes this structure very unsafe as it is only held up by stucco.

B. THE FOLLOWING STEPS NEED TO BE PURSUED FOR BUILDING PERMIT ISSUANCE

1. OBTAIN PLANNING DEPARTMENT APPROVAL.
2. VERIFY FOOTINGS FOR PROPER SIZE.
3. PLANS ARE REQUIRED.
4. BUILDING PERMITS ARE REQUIRED.
5. PROPER INSULATION NEEDED.
6. ENGINEERING CALCULATIONS MAY BE REQUIRED.

C. ALL CONCEALED WORK INSTALLED WITHOUT PERMITS MUST BE EXPOSED FOR INSPECTION TO THE SATISFACTION OF THE BUILDING INSPECTOR. THIS INCLUDES METHODS OF ATTACHMENT AND ALL STRUCTURAL MEMBERS, MECHANICAL, ELECTRICAL, PLUMBING, AND INSULATION.

D. ALL NEW WORK MUST COMPLY TO PRESENT DAY BUILDING AND ZONING CODES. THIS WOULD APPLY TO ALL ITEMS OF CONSTRUCTION EVEN IF THIS INSPECTION REPORT DOES NOT SPECIFICALLY LIST IT.

E. BOTH A CURRENT PLOT PLAN AND DETAIL DRAWINGS ARE REQUIRED FOR PERMIT.

F. THIS SPECIAL INSPECTION REPORT IS NOT INTENDED TO IDENTIFY ALL LATENT DEFECTS OR CODE VIOLATIONS EXISTING ON THE PROPERTY NOR WITHIN THE STRUCTURES THEREON. PROPERTY INSPECTION SERVICES FOR THOSE PURPOSES MAY BE OBTAINED BY PRIVATE SECTOR COMPANIES SPECIALIZING IN REAL ESTATE INSPECTIONS.

INSPECTOR'S SIGNATURE



Michael Montoya
MICHAEL MONTOYA

DOC: PETERSEN



"People Serving
People"

CITY OF RIVERSIDE

June 17, 1998

CERTIFIED: P 168 445 500

RONALD D. & PAMELA J. PETERSEN
ROBERT & RUBY L. LESCH
172 S. LIME STREET
ORANGE, CA 92668

Dear Property Owner:

On May 22, 1998, an inspection was made of your property at 4998 BUSHNELL AVENUE, RIVERSIDE, CA, being 2.28 ACRES IN POR LOT 25 MB 011/080 ALGADENA (APN 146-190-018-3). The Riverside Municipal Code provides that every person owning or in charge of or control of any building shall remove therefrom, all accumulations of flammable or combustible waste or rubbish and shall securely lock, barricade, or otherwise secure all doors, windows, and other openings thereof. Boarding/securing is to be done to HUD/FHA standards (copy enclosed).

This building has been found to be dangerous under the provisions of Sec. 302 of the Uniform Code for the Abatement of Dangerous Buildings, 1994 Edition. Our inspection revealed that in addition to the buildings being open and available as a harbor for vagrants, criminals or immoral persons and available for persons to resort thereto for the purpose of committing unlawful or immoral acts, the following deficiencies exist:

MONUMENT STRUCTURE IN FRONT OF HOUSE IS STRUCTURALLY UNSAFE DUE TO THE FOLLOWING:

1. WOODEN INTERNAL STRUCTURE (FRAMING) WAS SO DAMAGED BY FIRE THAT ITS STRUCTURAL STRENGTH OR STABILITY IS MATERIALLY LESS THAN IT WAS BEFORE THE FIRE (UCDB Sec. 302(5)).
2. STRUCTURE IS LIKELY TO FAIL, OR TO COLLAPSE AND INJURE PERSONS. (UCDB Sec. 302(5)).

HOUSE IS STRUCTURALLY UNSAFE DUE TO THE FOLLOWING:

1. ROOF STRUCTURE HAS PARTIALLY COLLAPSED AND IS IN SUCH A HAZARDOUS CONDITION THAT IS LIKELY TO COLLAPSE. (UCDB Sec. 302 (5)).
2. BUILDING BECAUSE OF DILAPIDATION, DETERIORATION AND DECAY IS LIKELY TO PARTIALLY OR COMPLETELY COLLAPSE (UCDB Sec. 302 (8)).
3. STRUCTURE IS UNSAFE FOR THE PURPOSE FOR WHICH IT IS BEING USED: STORAGE AND BATHROOM FACILITIES. (UCDB Sec. 302(9)).

GARAGE IS STRUCTURALLY UNSAFE DUE TO THE FOLLOWING:

1. ROOF HAS PARTIALLY COLLAPSED SUCH THAT IT IS LIKELY TO COMPLETELY COLLAPSE. (UCDB Sec. 302(5)).
2. STRUCTURE BECAUSE OF DILAPIDATION, DETERIORATION OR DECAY IS LIKELY TO COLLAPSE. (UCDB Sec. 302(8)).

CR-010-989

PUBLIC WORKS DEPARTMENT
3900 MAIN STREET • RIVERSIDE, CALIFORNIA 92522
(909) 782-5633

EXHIBIT 5

GARAGE IS UNSAFE FOR PURPOSE OF WHICH IT IS BEING USED: STORAGE.

Buildings which are designated cultural resources or which are over fifty years of age and, therefore, potentially eligible for designation as historic resources by city ordinance may be subject to formal review under provisions of the California Environmental Quality Act. Code Compliance cases involving such properties will be evaluated by the City's Office of Historic Preservation and/or the Cultural Heritage Board for cultural significance. This your official notice and order to bring these premises into compliance with the City's regulations. Compliance may be achieved by removing the structures and debris from the site by rehabilitation or by vacating and boarding up/securing the property. If the structure(s) are to be rehabilitated, they must be brought up to the standards of the 1994 Edition of the Uniform Building Code.

Permits from the Building Division are required prior to the removal or rehabilitation of the structures. Work toward compliance with this notice and order shall start within TEN (10) days from the date of this order, and be completed within TEN (10) days from the date of this order. Any person having any record title or legal interest in the buildings or property may appeal this notice and order to the Board of Administrative Appeals and Zoning Adjustments. Any appeal shall be in writing; shall set forth the nature of the appeal; shall be made within ten (10) days of this, or any subsequent notice and order, shall be filed at the office of the Building Division and shall be accompanied by the appropriate processing rate.

Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter. If compliance is not had with this order within the time specified herein or as amended, and no appeal is properly and timely filed, a certificate shall be filed in the office of the County Recorder certifying that the premises are dangerous and that the owner has been so notified. The City may then institute proceedings to cause the work to be done or the buildings to be demolished and the site cleared, and the costs of the work to be charged against the property. The purpose of the inspection and this notice is to preserve the public health and safety in the City of Riverside. Your cooperation in this effort will be appreciated. If you have any question regarding this matter, please feel free to call upon me. The telephone number is (909) 782-5633.

Yours truly,

Joe Estrada

Joe Estrada

Code Compliance Officer

POST ON PROPERTY

STANDARDS		I. CONTENT		II. QUALITY		III. MATERIALS		IV. PRESENTATION	
REQUIREMENTS		"DOCUMENTATION SHALL ADEQUATELY EXPLAIN AND ILLUSTRATE WHAT IS SIGNIFICANT OR VALUABLE ABOUT THE HISTORIC BUILDING, SITE, STRUCTURE OR OBJECT BEING DOCUMENTED."		"HABS AND HAER DOCUMENTATION SHALL BE PREPARED ACCURATELY FROM RELIABLE SOURCES WITH LIMITATIONS CLEARLY STATED TO PERMIT INDEPENDENT VERIFICATION OF INFORMATION."		"HABS AND HAER DOCUMENTATION SHALL BE PREPARED ON MATERIALS THAT ARE READILY REPRODUCIBLE FOR EASE OF ACCESS, DURABLE FOR LONG STORAGE, AND IN STANDARD SIZES FOR EASE OF HANDLING."		"HABS AND HAER DOCUMENTATION SHALL BE CLEARLY AND CONCISELY PRODUCED."	
CRITERIA	LEVEL	I	II	III	IV	I	II	III	IV
A. MEASURED DRAWING		FULL SET OF MEAS. DWGS.	SEE PHOTOS BELOW	INVENTORY CARD	SKETCH PLAN	INK ON TRANSLUCENT MATERIAL	8x10" PHOTO-COPY	INK ON BOND PAPER	INK ON INVENTORY CARD
									ADEQUATE DIMENSIONS ON ALL SHEETS
B. PHOTOGRAPHS		LARGE FORMAT PHOTOGRAPHS EXTERIOR & INTERIOR	35mm B&W	35mm B&W	LARGE FORMAT PHOTOS - SELECT EXISTING PHOTOS - SELECT HISTORIC VIEWS	PHOTOGRAPHS SHALL CLEARLY DEPICT THE APPEARANCE OF THE PROPERTY AND AREAS OF SIGNIFICANCE.	4x5" OR 5x7" OR 8x10"	DUPPLICATE PHOTOS WITH A SCALE STICK	MIN. OF ONE PHOTO WITH A SCALE (PRINCIPAL FAÇADE)
						ALL VIEWS ARE TO BE PERSPECTIVE-CORRECTED AND FULLY CAPTIONED.	35mm FILM		
C. WRITTEN DATA				INVENTORY CARD	ONE PAGE SUMMARY	SECONDARY SOURCES MAY PROVIDE INADEQUATE INFORMATION	CLEAN COPY FOR XEROXING	TYPEWRITTEN ON BOND	TYPEWRITTEN ON INVENTORY CARD
						INCLUDE: - METHODOLOGY - NAME OF RESEARCH & DATE OF RESEARCH - SOURCES - FRANK ASSESSMENT OF SOURCES AND THEIR LIMITATIONS	ARCHIVAL BOND REQUIRED		
D. OTHER					OTHER MEDIA CAN AND HAVE BEEN USED CONTACT HABSHAER OFFICE BEFORE EMPLOYING A MEDIA OTHER THAN THOSE SPECIFIED ABOVE.				
TESTS					INSPECTION BY HABSHAER OFFICE STAFF. DOCUMENTATION NOT MEETING HABSHAER STANDARDS WILL BE REFUSED				
COMMENTARIES		KIND AND AMOUNT OF DOCUMENTATION SHOULD BE APPROPRIATE TO THE NATURE, AND SIGNIFICANCE OF THE BUILDING, SITE, STRUCTURE OR OBJECT BEING DOCUMENTED.			THE PRINCIPLE OF INDEPENDENT VERIFICATION IS CRITICAL IN ASSURING HIGH QUALITY OF HABSHAER MATERIALS.		BASIC DURABILITY PERFORMANCE STANDARD IS 500 YEARS.		HABSHAER ARE MOST WIDELY USED OF SPECIAL COLLECTIONS AT THE LIBRARY OF CONGRESS.

CR-010-989

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EXHIBIT 6



Draft Negative Declaration

1. **Case Number:** CR-010-989
2. **Project Title:** Demolition Request for 4998 Bushnell Avenue, City of Riverside Landmark Number 97, the Chudzikowski House and Site.
3. **Hearing Date:** September 16, 1998
4. **Lead Agency:** City of Riverside, Planning Department
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Bill Wilkman, Principal Planner
Phone Number: (909)-782-5220
6. **Project Location:** 4998 Bushnell Avenue, Riverside, CA 92505
APN: 146-190-018-3
7. **Project Applicant:** Ronald D. Peterson (property owner)
172 Lime Street
Orange, California 92868 (714)-997-7615
8. **General Plan Designation:** RSR (5) - Semi-Rural Residential
9. **Zoning:** RR - Rural Residential
10. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

This is a proposal to demolish all buildings and improvements related to Landmark 97, the Chudzikowski property, located atop a knoll in the La Sierra community on the west side of Bushnell Avenue, north of Mitchell Avenue. (See Exhibits 1 and 2 in the staff's report.) It was in the process of investigating a previous demolition request in 1994 that the Planning Department staff became aware of this significant property. After reviewing the site and available historical records, and obtaining oral histories from long time residents, the staff recommended the Chudzikowski property be designated a cultural heritage landmark. At its November 16, 1994 meeting, the Cultural Heritage Board concurred in the staff's recommendation and authorized the designation. The owners, Ronald D. Peterson and Robert Lesch, appealed this decision, however, on March 14, the City Council upheld the Board's designation. Since the time of this designation, the original home and garage have remained vacant and have sustained considerable damage due to weather and lack of maintenance. Exhibit 3 in the staff's report consists of recent photographs of the buildings and site. On May 22, 1998, the Building and Safety Division inspected the property and declared the house, garage, and entry monument structurally unsafe. A similar inspection

was conducted by the Code Compliance Division on June 17, 1998, with similar results. The owners submitted a new demolition application on June 22, 1998.

11. Existing Land Uses and Setting:

This application involves one property. Ronald Peterson, owner, leases the property to Diane Schwind. The parcel contains the Chudzikowski House, a garage, an entry monument, rock steps and platforms, a small reservoir, two windmills and a two outbuildings. (See Exhibit 2 in the staff's report.) The property is rural in character and the house and garage sit atop a hill overlooking Bushnell Avenue. A number of ornamental, fruit, and nut trees are visible on the property and are consistent with the rural character of the La Sierra area.

12. Surrounding Land Uses and Setting:

Adjacent existing land use:

North: Single Family Residential
East: Single Family Residential
South: Single Family Residential
West: Single Family Residential

Adjacent zoning:

North: RR - Rural Residential
East: RR - Rural Residential
South: RR - Rural Residential
West: RR - Rural Residential

13. Other agencies whose approval is required:

a. None

14. Other Environmental Reviews Referenced in this Review:

a. None

DETERMINATION:

On the basis of this initial evaluation which reflects the independent judgement of the Planning Department, it is recommended that:

The City Planning Commission find that the proposed project COULD NOT have a significant effect on the environment, and that a NEGATIVE DECLARATION be prepared.

The City Planning Commission find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the recommended mitigation measures have been added to the project (see recommended mitigation measures). A mitigated NEGATIVE DECLARATION will be prepared.

The City Planning Commission find there is no evidence before the agency that the proposed project will have any potential for adverse effect on wildlife resources, and the impacts of the project are de minimis pursuant to Section 711.4 of the Fish and Game Code.

Stephen J. Whyld, Planning Director



Environmental Initial Study

Project Description: See Draft Negative Declaration

Potential Environmental Effects:

The project will have the following environmental effects, as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Geological Problems	<input type="checkbox"/> Energy & Mineral Resources	<input checked="" type="checkbox"/> Aesthetics
<input type="checkbox"/> Water	<input type="checkbox"/> Hazards	<input checked="" type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation
<input type="checkbox"/> Mandatory Findings of Significance		

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) An answer of "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) An answer of "Less than Significant Impact" is appropriate *only* in the event there is **no** substantial evidence that an effect is significant.
- 5) An answer of "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less than Significant Impact." A description of the mitigation measures is required, along with an explanation of how they reduce the effect to a less than significant level (mitigation measures from a previous analysis may be cross-referenced).

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. When an earlier analysis is used, the initial study shall:

- Reference earlier analyses used.** Identify earlier analyses. Unless noted otherwise, all previous environmental documents are available at the City of Riverside Planning Department.
- Note impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- Identify mitigation measures.** For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact

1. LAND USE AND PLANNING.

Would the proposal:

- Conflict with general plan designation or zoning? (Source: General Land Use Diagram, Title 19 of the Riverside Municipal Code)
- Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (Source:) **There are no other agencies with environmental jurisdiction over the project.**
- Be incompatible with existing land use in the vicinity? (Source:) **The proposed demolition of the structures will not alter the existing land use of the parcel at 4998 Bushnell Avenue.**
- Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (Source: General Plan Exhibit 10 - Agricultural resources) **While this site has been used for agricultural purposes in the past, it is not, per se, an agricultural operation.**

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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e. Disrupt or divide the physical arrangement of an established community? (Source:)
The demolition would not disrupt or divide the community.

2. POPULATION AND HOUSING.

Would the proposal:

a. Cumulatively exceed official regional or local population projections? (Source:)
The project is consistent with the General Plan's growth projections.

b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Source:)
The infrastructure in the area is already established and no major extensions are planned to occur.

c. Eliminate existing housing, especially affordable housing? (Source:)
The demolition will only involve one small house.

3. GEOLOGY AND SOILS.

Would the proposal result in or expose people to potential impacts involving:

a. Fault rupture? (Source: General Plan Exhibit 6 - Seismic Hazards)

b. Seismic ground shaking? (Source: General Plan Exhibit 6 - Seismic Hazards)

c. Seismic ground failure, including liquefaction? (Source:)
The site is located in a potential liquefaction zone with alluvium of thin to intermediate thickness.

d. Seiche hazard? (Source: General Plan Exhibit 7 - Hydrology)

e. Grading on natural slopes over 10 percent? (Source: City GIS Maps)

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Source:)
The project will not result in any significant grading therefore no impacts related to grading or topography are expected to occur.

g. Subsidence of the land? (Source: General Plan Exhibit 5 - Unstable Conditions)

h. Expansive soils? (Source: General Plan Exhibit 5 - Unstable Soil Conditions)

i. Unique geologic or physical features? (Source:)
There are no known unique geologic or physical features on the project site.

4. WATER.

Would the proposal result in:

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source:)
The project will not alter the absorption rates or increase surface runoff.

b. Exposure of people or property to water related hazards such as flooding? (Source: General Plan Exhibit 7 - Hydrology)

c. Discharge into surface waters or other alteration of surface water quality? (Source:)
The project will not result in discharge into surface waters or alteration of surface water quality.

d. Changes in the amount of surface water in any water body? (Source:)
The project does not directly drain into a body of water.

e. Changes in the course or direction of water movement? (Source:)
No changes will occur to the existing drainage patterns.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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f. Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? (Source:)
The project does not involve either direct withdrawal or recharge of groundwater nor does it alter the underlying aquifer.

g. Altered direction or rate of flow of groundwater? (Source: General Plan Exhibit 7 - Hydrology)
The project will not result in discharge of water contaminants.

h. Impacts to groundwater quality? (Source:)
The project will not utilize local ground water.

i. Substantial reduction in the amount of local groundwater otherwise available for public water supplies? (Source:)
The project will not utilize local ground water.

5. AIR QUALITY.

Would the proposal:

a. Violate any air quality standard or contribute to an existing or projected air quality violation? (Source:)
The project is below the threshold levels listed in the AQMD CEQA Handbook.

b. Create a CO hotspot, or expose individuals to CO concentrations above established standards? (Source:)
CO concentrations in the project vicinity do not exceed adopted air quality standards and the project will not exceed adopted CO standards.

c. Expose sensitive receptors to pollutants? (Source: AQMD CEQA Handbook)
The proposed demolition is not likely to create objectionable odors.

d. Create objectionable odors? (Source:)
The proposed demolition is not likely to create objectionable odors.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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e. Be subject to Transportation Demand Measures? (Source:)
The proposed demolition will not generate employees. TDM measures apply to projects with over 250 employees on site.

6. TRANSPORTATION/CIRCULATION.

Would the proposal result in:

a. Increased vehicle trips or traffic congestion? (Source:)
The proposed demolition will not generate additional employees.

b. Reduction in Level of Service (LOS) of intersections? (Source:)
See response 6.a. above.

c. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses? (Source:)
The project will not result in changes in the existing infrastructure in the area.

d. Inadequate emergency access or access to nearby uses? (Source:)
See response 6.c. above.

e. Insufficient parking capacity on-site or off-site? (Source:)
The project does not impact parking capacity.

f. Hazards or barriers for pedestrians or bicyclists? (Source:)
See response 6.c. above.

g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source:)
See response 6.c. above.

h. Rail or air traffic impacts? (Source:)
The project will not impact rail or air traffic operations.

7. BIOLOGICAL RESOURCES.

Would the proposal result in impacts to:

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. Federally endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (Source:)
The project is located in a rural residential area and no native habitat, threatened, rare or endangered species exist on site. The proposed demolition will not impact native habitat or threatened, rare or endangered species.
- b. Species identified as a sensitive or special status species in local or regional plans or listings maintained by the California Department of Fish and Game? (Source:)
See response 7.a. above.
- c. Locally important natural communities (e.g., sage scrub, etc.)? (Source:)
See response 7.a. above
- d. Wetland habitat (e.g. riparian and vernal pool)? (Source:)
No wetland or riparian vegetation occurs on the project site.
- e. Wildlife dispersal or migration corridors? (Source:)
See response 7.a. above.
- f. Wildlife resources pursuant to Section 711.4 of the Fish and Game Code? (Source:)
No wildlife habitat occurs on the site and therefore no adverse impacts to wildlife resources will result from the project. The project is de minimis pursuant to Section 711.4 of the Fish and Game Code.

8. ENERGY AND MINERAL RESOURCES.

Would the proposal:

- a. Conflict with the General Plan Energy Element? (Source: General Plan Energy Element)

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b. Use non-renewable resources in a wasteful and inefficient manner? (Source:)
The project will entail the consumption of non-renewable resources in accordance with typical consumption practices. No unusual or wasteful consumption is likely to occur.

c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Source: General Plan Exhibit 40 - Mineral Resources)

9. HAZARDS.

Would the proposal involve:

a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)? (Source:)
The project will not involve the use of hazardous materials.

b. Possible interference with an emergency response plan or emergency evacuation plan? (Source:)
The project will not impact emergency response or evacuation.

c. The creation of any health hazard or potential health hazard? (Source:)
Demolition of the residence may expose people to a potential risk of asbestos. As a mitigation the applicant will have to comply with City procedures which require that all asbestos materials be removed in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1403 prior to issuance of a demolition permit.

d. Exposure of people to existing sources of potential health hazards? (Source:)
No hazardous sites are identified in the vicinity of the project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e. Increased fire hazard in areas with flammable brush, grass, or trees? (Source:)
The project is located in an urbanized area and no fire hazards will be created.
- f. Exposure of people to risk from airport operations? (Source:)
The project is not within an airport influence area.

10. NOISE.

Would the proposal result in:

- a. Increase in existing noise levels? (Source:)
Ultimated development of the site may increase the noise levels in the area, however the impact should be minimal.
- b. Exposure to severe noise levels, including construction noise? (Source:)
See response 10.a. above.

11. PUBLIC SERVICES.

Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a. Fire protection? (Source:)
All developments on the site will be required to comply with the City Fire Department requirements and the Uniform Building Code.
- b. Police protection? (Source:)
The project will not result in incremental addition for public services.
- c. Schools? (Source:)
See response 11.a. above.
- d. Maintenance of public facilities, including roads? (Source:)
See response 11.a. above.
- e. Other governmental services? (Source:)
See response 11.a. above.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. UTILITIES AND SERVICE SYSTEMS.

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a. Power or natural gas? (Source:)
The project will not result in increased demand for public utilities.
- b. Communications systems? (Source:)
See response 12.a. above.
- c. Local or regional water treatment or distribution facilities? (Source:)
See response 12.a. above.
- d. Sewer or septic tanks? (Source:)
See response 12.a. above.
- e. Storm water drainage? (Source:)
See response 12.a. above.
- f. Solid waste disposal? (Source:)
See response 12.a. above.
- g. Local or regional water supplies? (Source:)
See response 12.a. above.

13. AESTHETICS.

Would the proposal:

- a. Have a demonstrable negative aesthetic effect?
(Source: Landmark 97 files and related research.)
The structures and improvements on this property are part of the aesthetic rural character of La Sierra. The removal of these structures would eliminate part of La Sierra's aesthetic/cultural environment.
- b. Create light or glare? (Source:)
The project will not create light or glare.
- c. Affect a scenic vista or roadway? (Source: See 13a above.)
See 13a above.

14. CULTURAL RESOURCES.

Would the proposal:

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Disturb paleontological resources? (Source:) There are no paleontological resources or paleontologically sensitive areas known in the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disturb archaeological resources? (Source:) The project is in an urbanized location with no known archaeological resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have the potential to cause a physical change which would affect historical resources, including heritage trees? (Source: Primary Record report, staff report, historical research into building records.) Implementation of the proposal would removing the existing house, garage, and all improvements at 4998 Bushnell Avenue. The Cultural Heritage Board is scheduled to review a Certificate of Appropriateness application on September 16, 1998 under CR-010-989. Both Code Compliance and Building Division staff have visited the site and declared the house, garage and entrance monument a hazard to public safety. As a mitigation to the proposed demolition, the staff's report recommends the applicant arrange for the site to be thoroughly photographed and for the preparation of as-built plans of the residence to document its significant architectural and historical features. The documentation must be done per the standards of the Historic American Building Survey (HABS).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have the potential to cause a physical change which would affect unique ethnic cultural values, including those associated with religious or sacred uses? (Source:) There are no known unique ethnic cultural values.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15. RECREATION.

Would the proposal:

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a. Increase the demand for neighborhood or regional parks or other recreational facilities? (Source:)
The project will not create an incremental demand for recreation services.

b. Affect existing recreational opportunities, including trails? (Source:)
See response 15.a. above.

16. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory? (Source:)
Refer to responses in Section 7 and 14.

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (Source:)
Information contained in this initial study supports the conclusion that no long term environmental goals will be significantly impacted by the project.

c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of probable future projects.) (Source:)
There are no adverse cumulative impacts identified in the initial study.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

(Source:)

Refer to responses in Section 9.

Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FINDING (To be completed by the City Planning Commission)

It has been found that the project will not have a significant effect on the environment and a Negative Declaration should be adopted by the City Council. As part of this determination, the approved mitigation measures shall be required for the project. The proposed Negative Declaration reflects the independent judgement of the City of Riverside.

1. **See conditions of approval of case CR-010-989.**

Limited to Case CR-010-989

It has been found that the project may have a significant effect on the environment and an Environmental Impact Report should be required by the City Council.

There is no evidence before the agency that the proposed project will have any potential for adverse effect on wildlife resources, and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game code.

Signature _____ Date _____

City Planning Commission

Case Number: CR-010-989

ccw:mc
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✓ Rec'd@CCmtg 11-10-98 #23 -

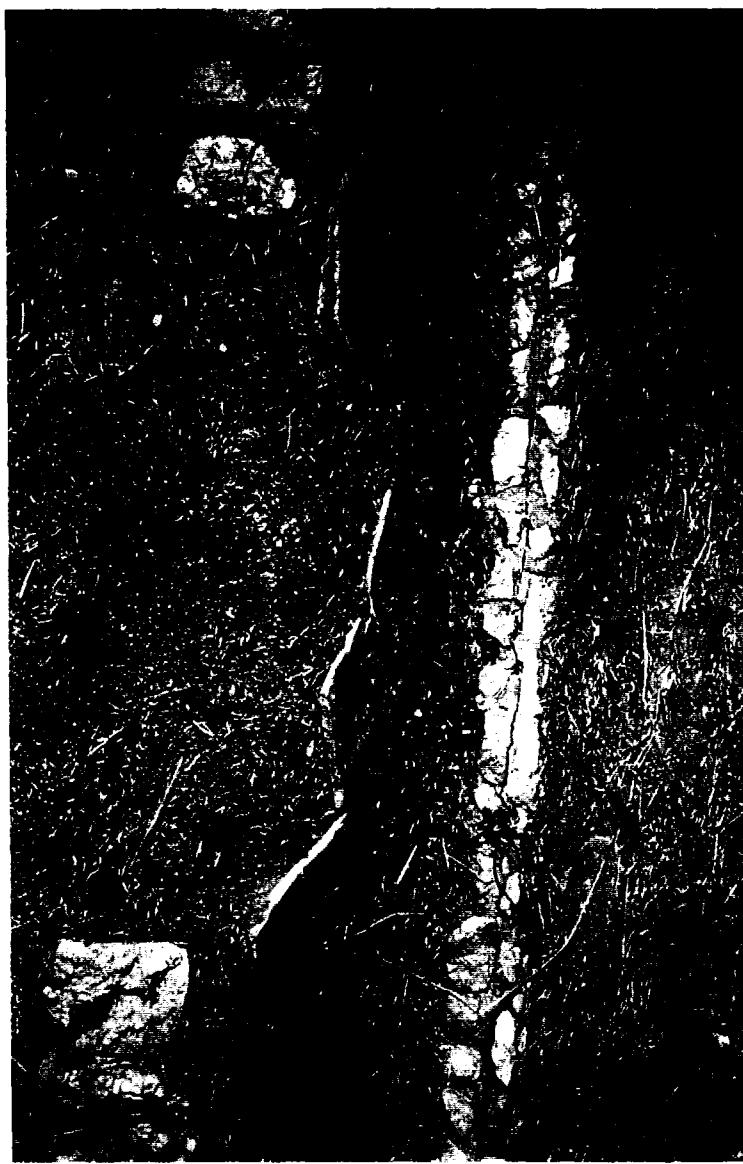
















Rec'd Accntg 11/10/98 #23

CITY COUNCIL
3900 MAIN STREET
RIVERSIDE, CA. 92501

Dear Council Members;

10/13/98

We are very concerned about the property at 4998 Bushnell Ave.. We understand that you have designated this property as a historic sight, however, this property has been a problem for us who live in the area. We have had trouble with transients in the area. Also this area is having a lot of trouble with drug dealers, drug users and crime.

We feel to restore this house would be to costly for anyone and most likely it would just stand abandoned. This would be inviting to drug users and/or gang members.

We would like to see all the building on this property leveled and the property divided into 1/2 acre lots where new houses could be built. This would make our neighborhood look better and help to increase our property value.

Sincerely,

Name
Carol Cool
Alice Hattaway
Lorraine
Jack C Reed
Jack C Reed

Jeff Reed

Jeff Reed

Catherine Santona

Muslin Costello

Ivy the Rodriguez

Francisco Rodriguez

Address
5016 Bushnell
5001 Bushnell
5001 Bushnell

4951 Bushnell

4951 Bushnell

4961 Bushnell

5040 Bushnell

5018 Bushnell Ave

5018 Bushnell Ave.

PROOF OF PUBLICATION

(2010, 2015.5 CCP)

RECEIVED
OCT 13 1998

Colleen J. Nicol
CITY CLERK

PROOF OF PUBLICATION OF

PUBLIC HRG

CR-010-989

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the city of Riverside, County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 23, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/2/1998

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated October 2, 1998
at Riverside, California

Colleen J. Nicol

CITY CLERK

CITY OF RIVERSIDE

CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Riverside in the Council Chamber, City Hall, 3900 Main Street, Riverside, California, at 2 p.m. on Tuesday, October 13, 1998, relative to the following matter, as follows, to wit:

CASE CR-010-989: Appeal of Ronald Petersen from the decision of the Cultural Heritage Board in partially approving his request to demolish the residence, garage, and related site improvements associated with City of Riverside Cultural Heritage Landmark 97, former residence of John B. Chudzikowski, located at 4998 Bushnell Avenue, situated on the west side of Bushnell Avenue, northerly of Mitchell Avenue, APN 146-190-018. The Cultural Heritage Board approved demolition of only the house, garage, barn and entry monument, but required all site improvements be retained in place.

The Cultural Heritage Board has determined that the proposed case will not have a significant effect on the environment and is recommending that a Negative Declaration be adopted contingent upon mitigation measures listed in the related initial study. The City Council will consider adoption of the proposed Negative Declaration.

Copies of the proposed Negative Declaration are available for review after 4 p.m. on October 2 at the Planning Department, Third Floor of City Hall, 3900 Main Street, Riverside, CA 92522.

All persons interested in the above matter are invited to appear at the time and place herein specified, either in support or opposition thereto. Persons unable to attend said hearing may forward a written statement of their grounds of opposition to, or support of, the matter to the City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk of the City of Riverside at, or prior to, the public hearing.

Please note that letters in support or opposition filed with the board or commission previously hearing the matter will not be forwarded to the City Council.

Dated: October 2, 1998

Colleen J. Nicol
City Clerk of the
City of Riverside

10/2

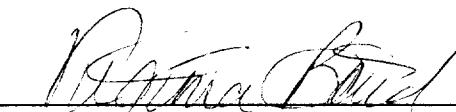
AFFIDAVIT OF MAILING
NOTICE OF HEARING

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF RIVERSIDE)

I, the undersigned, say that I am a citizen of the United States and a resident or employee of the City of Riverside, in the County of Riverside, State of California, over the age of 18 years; that my business address is City Hall, 3900 Main Street, City of Riverside, CA 92522; that on the 2ND day of OCTOBER, 1998, I deposited a copy of the attached notice to each of the persons as shown on the list attached regarding CASE CR-010-989; that said notice was served by depositing same enclosed in a sealed envelope, with the postage thereon fully prepaid, in the United States Post Office mail box at Riverside, California; that there is either delivery service by United States Mail at the place so addressed, or regular communication by mail between the place of mailing and the place so addressed; that said notice was mailed pursuant to Title 19 of the Municipal Code of the City of Riverside.

I certify or declare under penalty of perjury that the foregoing is true and correct.

Dated this 2ND day of OCTOBER, 1998.



Signature

CR-010-989

2 PM 10-13-98

146 100 008
Eleanor Duns & Eleanor Duns ✓
5151 NORWOOD AVE
RIVERSIDE, CA 92505-1355

146 100 016
Ramon Mejia & Maria Mejia ✓
5039 MITCHELL AVE
RIVERSIDE, CA 92505-1487

146 100 018
SE CALIF ASSN OF 7TH DAY ADVE ✓
Charles Feik
5017 MITCHELL AVE
RIVERSIDE, CA 92505-1487

146 120 010
Roberto & Maria Jimenez ✓
5042 BUSHNELL AVE
RIVERSIDE, CA 92505-1413

146 190 001
Lucille Ramos ✓
5016 BUSHNELL AVE
RIVERSIDE, CA 92505-1413

146 190 002
Harold Redford & Wanda Mae Redford ✓
5006 BUSHNELL AVE
RIVERSIDE, CA 92505-1413

146 190 003
Bertram Frederick Rudolph Jr. ✓
PO BOX 2302
CARMEL, CA 93921-2302

146 190 004
Francisco Rodriguez & Ardythe Rodriguez ✓
5018 BUSHNELL AVE
RIVERSIDE, CA 92505-1413

146 190 006
Jose Francisco Burgos & Victoria Burg ✓
4987 MITCHELL AVE
RIVERSIDE, CA 92505-1492

146 190 007
Joaquin & Irene Solis ✓
4979 MITCHELL AVE
RIVERSIDE, CA 92505-1491

146 190 008
Jose Barrientos & Katalina Barrientos ✓
4977 MITCHELL AVE
RIVERSIDE, CA 92505-1490

146 190 009
Mario Tovar ✓
5005 MITCHELL AVE
RIVERSIDE, CA 92505-1495

146 190 010
Daniel Esquibel ✓
4997 MITCHELL AVE
RIVERSIDE, CA 92505-1493

146 190 011
George Martinez ✓
4993 MITCHELL AVE
RIVERSIDE, CA 92505-1493

146 190 012
Luom Nguyen ✓
4969 MITCHELL AVE
RIVERSIDE, CA 92505-1489

146 190 013 ✓
Abel & Antonia Solorzano-Vargas
4981 MITCHELL AVE
RIVERSIDE, CA 92505-1494

146 190 015
Rosalee Baker & Evelyn Stone ✓
4957 MITCHELL AVE
RIVERSIDE, CA 92505-1441

Job Address
* 146 190 018
Ronald Dean Petersen & Pamela Peters
4998 BUSHNELL AVE
RIVERSIDE, CA 92505-1481

146 190 020
Pauline Vanmeter ✓
4905 MITCHELL AVE
RIVERSIDE, CA 92505-1441

146 190 021
FEDERAL NATIONAL MORTGAGE ✓
4917 MITCHELL AVE
RIVERSIDE, CA 92505-1441

146 190 022 ✓
John Spitzer & Janetta Spitzer
4927 MITCHELL AVE
RIVERSIDE, CA 92505-1441

146 190 023 ✓
Sam Elmore III & Carol Elmore
4934 BUSHNELL AVE
RIVERSIDE, CA 92505-1481

146 190 024
Barry Costello & Kristina Costello ✓
5040 BUSHNELL AVE
RIVERSIDE, CA 92505-1413

147 140 015
Pansy Blevins & Richard Blevins ✓
913 JEFFERSON RD
ROCKLEDGE, FL 32955-3509

147 140 016 ✓
Sarkis Toprakjian & Anna Toprakjian
5043 BUSHNELL AVE
RIVERSIDE, CA 92505-1412

147 140 017
Herbert Anderson & Lela Anderson ✓
5041 BUSHNELL AVE
RIVERSIDE, CA 92505-1412

147 140 018 ✓
Billie Wackerman
5009 BUSHNELL AVE
RIVERSIDE, CA 92505-1412

147 140 019 ✓
Richard Blevins & Pansy Blevins
5001 BUSHNELL AVE
RIVERSIDE, CA 92505-1412

147 140 020 ✓
Luis Albert & Douglas Godee
4961 BUSHNELL AVE
RIVERSIDE, CA 92505-1482

147 140 021 ✓
Robert Younkin Jr.
5141 BUSHNELL AVE
RIVERSIDE, CA 92505-1486

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RIVERSIDE, CA 92505-1490

146 190 011
George Martinez
11000 WILSHIRE BLVD
LOS ANGELES, CA 90024-3602

146 190 015 ~~Duplicate~~
Rosalee Baker & Evelyn Stone
4957 MITCHELL AVE
RIVERSIDE, CA 92505-1441

146 190 021
FEDERAL NATIONAL MORTGAGE
4000 W BROWN DEER RD
BROWN DEER, WI 53209-1221

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Barry Costello & Kristina Costello
5040 BUSHNELL AVE
RIVERSIDE, CA 92505-1413

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GLENDALE, CA 91205-1223

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146 190 012
Luom Nguyen
10366 HEDRICK AVE
RIVERSIDE, CA 92505-1430

Appellant
146 190 018
Ronald Dean Petersen & Pamela Peters
172 S LIME ST
ORANGE, CA 92868-2839
Applicant & Legal Owner

146 190 022
John Spitzer & Janetta Spitzer
3870 LA SIERRA AVE #357
RIVERSIDE, CA 92505-3528

147 140 015 ~~Duplicate~~
Pansy Blevins & Richard Blevins
913 JEFFERSON RD
ROCKLEDGE, FL 32955-3509

147 140 018
Billie Wackerman
881 W 15TH ST
UPLAND, CA 91786-2266

147 140 021 ~~Duplicate~~
Robert Younkin Jr.
5141 BUSHNELL AVE
RIVERSIDE, CA 92505-1486

147 150 004
Margaret Roberts & Merline Hatfield
4941 BUSHNELL AVE
RIVERSIDE, CA 92505-1482

147 150 026
SILVERADO INV CORP
4897 MITCHELL AVE
RIVERSIDE, CA 92505-1439

147 150 027
Robert & Bernadine Smith
4921 BUSHNELL AVE
RIVERSIDE, CA 92505-1482

147 150 028
SILVERADO INV CORP
4931 BUSHNELL AVE
RIVERSIDE, CA 92505-1482

147 150 029
Arturo & Alice Ballesteros
4877 MITCHELL AVE
RIVERSIDE, CA 92505-1439

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4921 BUSHNELL AVE
RIVERSIDE, CA 92505-1482

Rec'd Oct 11 1998 #23

CITY COUNCIL
3900 MAIN STREET
RIVERSIDE, CA. 92501

Dear Council Members;

10/13/98

We are very concerned about the property at 4998 Bushnell Ave.. We understand that you have designated this property as a historic sight, however, this property has been a problem for us who live in the area. We have had trouble with transients in the area. Also this area is having a lot of trouble with drug dealers, drug users and crime.

We feel to restore this house would be to costly for anyone and most likely it would just stand abandoned. This would be inviting to drug users and/or gang members.

We would like to see all the building on this property leveled and the property divided into 1/2 acre lots where new houses could be built. This would make our neighborhood look better and help to increase our property value.

Sincerely,

Name	Carol Cool	Address	5016 Bushnell
	Elise Hattaway		5001 Bushnell
	Winnie		5001 Bushnell
	Jackie Reed		4951 Bushnell
	Jeff Reed		4951 Bushnell
	Jeff Reed		4961 Bushnell
	Esther Santosa		5040 Bushnell
	Justin Costello		5018 Bushnell Ave
	Judythe Rodriguez		5018 Bushnell Ave.
	Francisco Rodriguez		

CITY COUNCIL
3900 MAIN STREET
RIVERSIDE, CA. 92501

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10/13/98

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Sincerely,

Name	Address
Victor Quinonez	4998 Bushnell
Maria Mendivila	4940 Bushnell
Dick Van Alen	4925 Bushnell
Carole Elmore	4934 Bushnell
George Johnson	10534 Cypress
Pauline Vay Meter	4905 Bushnell
Mark L.	Bushnell 208
Don Cooper	10393 CAMPBELL

Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

CC: 10-13-98
CR-010-989
#40

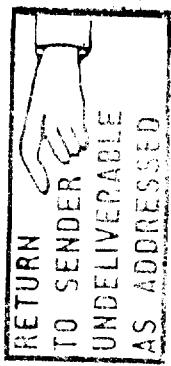


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REF ID: VED

146190 022
John Spitzer & Janetta Spitzer
4927 MITCHELL AVE
RIVERSIDE, CA 92505-1441

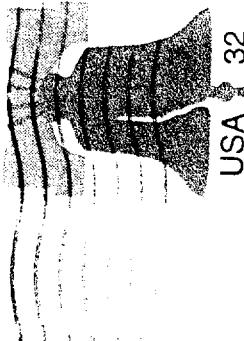
John Spitzer
10/21/98



Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

CC: 10-13-98

CR-010-989 #440



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OCT 21 1998

146 190 021
FEDERAL NATIONAL MORTGAGE
4917 MITCHELL AVE
RIVERSIDE, CA 92505-1441

