

**From:** Lou Monville <[Lou@raincrosscorp.com](mailto:Lou@raincrosscorp.com)>

**Sent:** Tuesday, October 30, 2018 3:07 PM

**To:** Guzman, Rafael <[RGuzman@riversideca.gov](mailto:RGuzman@riversideca.gov)>; Beaumon, Anthony <[ABeaumon@riversideca.gov](mailto:ABeaumon@riversideca.gov)>; Varela, Sarah <[SVarela@riversideca.gov](mailto:SVarela@riversideca.gov)>

**Cc:** Day, Art @ Ontario <[Art.Day@cbre.com](mailto:Art.Day@cbre.com)>; Pam Steele <[pams@migcom.com](mailto:pams@migcom.com)>; Lee, Andrew <[aalee@allenmatkins.com](mailto:aalee@allenmatkins.com)>

**Subject:** [External] Meeting Follow Up

Rafael-

I want to thank the City for hosting the meeting on 10/26/18 with the Springbrook Heritage Alliance (SHA) . As we shared, we have a sincere interest in working with our neighbors and constructively working to address concerns. We have spent a great deal of time reviewing comments on our project and thinking through appropriate solutions to issues raised. Below you will find a summary of the suggestions we offered at the Friday meeting. Per the request of the SHA, we are forwarding these items to you in writing for SHA's review and consideration since they were not able to provide comments or feedback at our meeting.

The suggested improvements we shared were the following:

1. **Issue Raised:** Impact of the project to Center Street viewshed

**Suggested Improvement:** Incorporation of a berm and additional shrubbery materials into the landscaping plan along Center Street. By berming the landscaping and adding shrubbery to the landscaping plan you will minimize the view of the employee parking in area fronting Center Street and further reduce the view of the building in general from the street or sidewalk.

2. **Issue Raised:** Condition of asphalt in front of Adobe and Center/Orange Street intersection and impact on potential vibration.

**Suggested Improvement:** To improve the existing condition of the road and to prevent existing truck traffic damage to Center Street we will either replace the asphalt with concrete on the westbound lane of Center Street in front of the Adobe property or replace the asphalt with concrete at the west and east bound approaches of the Center Street intersection with Orange Street. Final solution to be determined in coordination with City staff as to the best solution to prevent road vibration impacts to the Adobe.

3. **Issue Raised:** Facility operational impacts

**Suggested Improvement:** We will remove an additional 10 truck dock doors from the proposed building. Removal of these additional dock doors will further reduce the project's already less than significant noise generation, traffic and air quality impacts.

4. **Issue Raised:** Existing truck traffic in the Northside

**Suggested Improvement:** Truck traffic exists in the area today, with or without our project, given the neighboring industrial areas in the cities of Colton and Jurupa Valley. In order to study this issue closely and consider solutions, we will donate \$25,000 to the City of Riverside for a truck route study to be conducted as a part of the Northside Specific Plan process.

We look forward to any feedback regarding these suggestions. It remains our commitment to design our project in a manner that addresses neighborhood concerns while allowing us the ability to build a project in conformance with the longstanding City general plan and zoning for our property.

Thank you.