

## Taylor, Matthew

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**From:** Kevin Akin <kevinakin1950@hotmail.com>  
**Sent:** Saturday, March 30, 2019 11:24 AM  
**To:** Taylor, Matthew  
**Subject:** [External] Strongly protest a false Negative Declaration in regard to Marini project at Central and Sycamore Canyon

Mr. Taylor:

I strongly protest both against the Marini project, of which I was notified by postcard as it is within 300 feet of my home property, and against a Negative Declaration falsely stating that it will have no environmental impact. In fact, it would have a devastating impact on the only wildlife corridor between the Box Springs Mountains and the Sycamore Canyon area. Many nocturnal animals, ranging from very small up to the cougar, the largest, use this corridor (the Central/Watkins crossing under the freeway) to move between the two areas, and a brightly-lit 24-hour facility of any sort, and particularly one of the nature of the proposed gasoline station, carwash, store, and restaurant, would deter crossings under the freeway by many of these species. Further, all of us in this neighborhood are aware that the traffic is unbearable at rush hours and various other times of day, and putting this particular project in this particular place would make it even more congested and impassible at some hours. There is no societal need for this project, as a gas station, store, and restaurant is located one freeway intersection to the east about a mile away, and about one mile west on Central is another gas station and car wash, together with several restaurants and stores. A particular person's desire to share in this economic activity is not a compelling reason for the city to permit the environmental destruction that would be the inevitable result of this project.

I expect to attend the hearing on 18 April, but if for some reason I cannot, please enter these comments in the record. Thank you.

-Kevin Akin  
20212 Harvard Way  
Riverside, California 92507  
(951) 787-0318

## Taylor, Matthew

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**From:** Gene Anderson <geneanderson510@gmail.com>  
**Sent:** Saturday, March 30, 2019 3:52 PM  
**To:** Taylor, Matthew  
**Subject:** [External] Marini project

I am writing from serious concern about the Marini project to put a gas station with attendant businesses at the corner of Central Ave. and the 60-215 freeway. I live about a mile from there and pass this corner every day. The traffic is already bad enough. More important, though, this area is the last hope for establishing a wildlife corridor from the Box Springs Mtns to Sycamore Canyon Wilderness. The larger animals in particular desperately need a way to get from one place to another, since food is often inadequate in one or the other place. There is already a tiny park preserving the area just west of the proposed project--it saves a precious bit of canyon forest along Box Springs Creek. We really need some provision for creating a good wildlife corridor, with safe travel and vegetation, to connect it with the territory across the freeway, and with the Sycamore Canyon park.

Thank you for your attention.

Sincerely,

E. N. Anderson, 4263 Quail Rd., Riverside 92507

## Taylor, Matthew

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**From:** Kevin Akin <kevinakin1950@hotmail.com>  
**Sent:** Sunday, March 31, 2019 1:30 PM  
**To:** Taylor, Matthew  
**Subject:** [External] Map with notice of Marini project hearing is not just faulty, but misleading and legally inadequate.

Mr. Taylor,

Attempting to make sense of the map included with the postcard notice of the 9:00 am 18 April 2019 hearing of the Planning Commission on the proposed development at Central Avenue and Sycamore Canyon Boulevard, I find that it makes no sense. No sense, that is, unless someone wanted to decrease interest in this proposal by representing the immediate area as having no close connection with the two major housing areas nearby. The map omits the portion of Sycamore Canyon Boulevard uphill/east of Central Avenue. Judging by this map, there is no road connection by Sycamore Canyon Boulevard with the University City neighborhood. Actually, a very busy section of Sycamore Canyon Boulevard is the frontage road east of Central along the 60/215 Freeway that forms the northern border of the University City neighborhood, a section that is shown on the map only by misleadingly obsolete property lines with the street not shown at all. In fact, an increase in traffic from the proposed project will probably require the installation of a traffic light at the intersection of Minnesota and Sycamore Canyon (an intersection that is misleadingly omitted from the map), on Riverside County territory outside of the Riverside city limits. Otherwise, for much of the day it will be impossible to make a left turn from Minnesota (a one-house stretch of street from Harvard Way to Sycamore Canyon) onto Sycamore Canyon Boulevard.

Another and even more important omission on this misleading map is that the crossing of Central/Watkins under the 60/215 Freeway is not shown. Instead, Central just peters out immediately to the right (northeast) of the property line of the proposed project. Watkins, to the north of the freeway, is shown as following the actual line of the railroad east along the freeway, with no connection to Central. The Central/Watkins freeway entrances and exits are shown as having no connection with either Watkins or Central. Since no connection is shown, concerns of those in the housing area near this proposed project along Watkins Drive and Mt. Vernon might not be aroused, although congestion and the destruction of wildlife resulting from this project would in fact strongly affect their lives and property. The Central/Watkins undercrossing beneath the freeway is the only wildlife corridor between the Box Spring Mountain area and the Sycamore Canyon area, and its very existence is not reflected on this misleading map.

I believe that the misleading map makes the postcard notice invalid. I ask that the hearing be postponed until proper notice, with an accurate map that does not misrepresent the actual roadways, traffic conditions, and connections to nearby housing areas, can be given to those to whom notice must be given. Regardless of intent, the notice that has been given is misleading and inadequate. A map is required to be provided with this notice, and this map simply does not fill the legal requirement.

Sincerely,  
Kevin Akin  
20212 Harvard Way  
Riverside, California 92507

## Taylor, Matthew

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**From:** Richard Block <rblock31@charter.net>  
**Sent:** Sunday, March 31, 2019 2:44 PM  
**To:** Taylor, Matthew  
**Cc:** Kevin Akin; Leonard Nunney; gm  
**Subject:** [External] Marini project at Sycamore Canyon Blvd and Central

Hello, Mr. Taylor.

Friends of Riverside's Hills (FRH) is concerned about what Kevin Akin, in his March 30 email to you, has protested (what he calls the Marini project), in particular about potential environmental impacts. He mentions a planned negative declaration and a hearing before the Planning Commission April 18 (so the agenda, with its attachments, is not out yet). Please email us the planning case number and copies of any and all project descriptions, maps, and environmental reviews for the project, and please keep us informed of any continuances or changes in the project review.

Also, immediately to the west of that project site, directly across Sycamore Canyon Blvd, is a larger proposed project, including a multistory hotel, that FRH commented on a couple of years ago when it was in its preliminary stages. We would appreciate any information on the current status of any consideration of that project site, and ask to be kept informed about it.

Thank you,

Richard Block for FRH