

Hello Candice,

I have been aware of the project at the corner of Lincoln and Van Buren for some time. I am the owner operator of the McDonalds directly across the street from this project. It is our belief that the addition of a service station at this intersection will be a benefit to my current customers as well as bringing additional customers to us.

The site plan is well thought out and is consistent with Van Buren Blvd and the neighborhood. I ask the Planning Commission to vote in favor of the General Plan Amendment and Zoning Case to allow this project to move forward.

Tom Mangione

A handwritten signature in black ink that reads "Thomas Mangione". The signature is written in a cursive style with a horizontal line under the "e" at the end.

2905 Van Buren Blvd  
Riverside, Ca 92504

**From:** [Marc Maxwell](#)  
**To:** [Assadzadeh, Candice](#)  
**Subject:** [External] Lincoln Shopping Center  
**Date:** Tuesday, October 01, 2019 11:41:12 PM

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Hello Candice,

I have become aware of the project at the corner of Lincoln and Van Buren. I am in support of the gas station with convenience store. I look forward to a drive thru restaurant and other stores. I regularly use Lincoln to get to Van Buren and I would use the services provided by these facilities quite frequently. Thank you for your time. Anxious to see the outcome.

Michele Maxwell  
9879 Calle Esplanade  
Riverside, CA 92503

**From:** [Janell Fratt](#)  
**To:** [Assadzadeh, Candice](#)  
**Subject:** [External] Notice of Public Hearing  
**Date:** Monday, September 23, 2019 10:28:00 AM

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Ms. Assadzadeh:

I am wondering why there is a public hearing planned when it appears the preparation and construction of the proposed service station and stores is already underway. How can this project not have a significant effect on the area environment as the findings apparently suggest? I can tell you the traffic congestion has a significant effect now. I can understand that the property in question should be developed. The owners certainly have that right. However, the pressure on the corner of Lincoln and Van Buren is already a challenge. The addition of more housing in the area will complicate matters further. Do we need a convenience store when Albertson's is across the street? Do we need another drive-thru restaurant when McDonalds is across the street and Del Taco is one block away? There are several service stations close by. I urge the commission to leave the VHDR designation in place for the the entire project.

Janell M. Fratt  
2815 Myers Street

**From:** Destiny Colocho <DColocho@rincon-nsn.gov>  
**Sent:** Wednesday, September 25, 2019 12:21 PM  
**To:** Assadzadeh, Candice <CAssadzadeh@riversideca.gov>  
**Cc:** Cheryl Madrigal <CMadrigal@rincon-nsn.gov>; Deneen Pelton <DPelton@rincon-nsn.gov>  
**Subject:** [External] NWC Lincoln Ave & Van Buren-P17-0494 Project - Rincon Band Response to Notice of MND

Dear Ms. Assadzadeh

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for providing us with the Public Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the above referenced project. The identified location is within the Territory of the Luiseño people.

We understand that the project proposes to construct a vehicle fuel station and a 5,250 square foot multi-tenant commercial building, including a drive-thru restaurant. Currently, the proposed project site is disturbed by agricultural activities.

The archaeological record search and literature review conducted by Psomas indicated that 24 cultural resource investigations were conducted within a half mile radius of the proposed project site. In addition, only three historic resources have been recorded within a half a mile radius. No cultural resources have been recorded within the proposed project site.

Upon review of the Draft MND, the information provided by the City of Riverside, and our internal records, we have concluded that the draft mitigation measures (MM CUL-1 through MM CUL-3) address Rincon's concerns pertaining to inadvertent discoveries. The mitigation measures include the following:

1. On-call project archaeologist.
2. Cultural sensitivity training by project archaeologist and consulting Tribes.
3. Treatment and disposition of cultural resources.

We have no further concerns pertaining to potential discovery of cultural resources during ground disturbing activities for this project. However, we do request that a copy of an archaeological monitoring report be provided to the Rincon Band upon completion.

If you have any questions or concerns please do not hesitate to contact me.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

**Destiny Colocho, RPA**

Tribal Historic Preservation Officer

Cultural Resource Department

**Rincon Band of Luiseño Indians**

1 West Tribal Road | Valley Center, CA 92082

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Email: [dcolocho@rincon-nsn.gov](mailto:dcolocho@rincon-nsn.gov)

**From:** paulsixty@charter.net <paulsixty@charter.net>  
**Sent:** Wednesday, September 25, 2019 12:58 PM  
**To:** Assadzadeh, Candice <CAssadzadeh@riversideca.gov>  
**Subject:** [External] Oct 3, 2019 Meeting. Art Pick Council Chamber

Candice Assadzadeh, Senior Planner.

As a 40-year property owner affected by the proposal of this meeting, I must object to the idea of a fuel station at this location.

We have TWO fuel stations within a quarter mile of here. One on each side of the freeway. Why in the world do we need another one in the middle of our neighborhood? Bringing vehicles in and out of this proposed station is going to add to the already backed-up traffic on south bound Van Buren at the Lincoln light. It will also be another gathering place for the increasing homeless population. (Every gas station is.)

This is also the route of many Arlington High School students heading to and from school. More traffic just complicates the situation and possibly makes it less safe.

I understand that big money talks and gas companies have plenty. I understand the requirements to build more housing, which is also being built on this large lot. But adding these other businesses is not a requirement. It will not help this local community in any way.

Gas stations are a few seconds up the road. Fast food is across the street. Alcohol is across the street. This proposal makes no sense for us. The Van Buren/Lincoln intersection is already a traffic nightmare.

Please put Riverside residents first and consider the quality of life for this neighborhood.

Thank You.

Paul and June Schmitz

9595 Lincoln Ave.

Just an afterthought. Why is construction already in progress if permission hasn't been given yet?