

252/702

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

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- 1) Heavy truck traffic, however it is routed, would nevertheless be brought onto long-established residential roads, narrow country lanes, and commercial streets that were never meant to handle 18-wheelers or twin-trailer big rigs;
- 2) Heavy truck traffic would necessarily generate harmful fumes along these routes as well as residential and commercial sites around the warehouse while idling their engines for hours at a time;
- 3) Such traffic would also generate an undesirable level of noise, harmful to those nearby and seriously annoying to those further away;
- 4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and;
- 5) The Northside is located at the junction of the overlapping Cahuilla, Gabrielino, Serrano and Luiseno tribal boundaries where native artifacts have been discovered that indicate it was once occupied. It is also the oldest non-native settlement in the city and county of Riverside (La Placita de los Trujillos, 1845). Displacement of existing rural, recreational and residential uses by incompatible development would mean certain loss of the neighborhood's unique identity and heritage.

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	Name <i>please print legibly</i>	Address number, street, apt.	WARD
1	TUSSANCE HOMCHUN Signature: <i>T. H.</i>	1464 HILLCREST AVE. Zip Code: 92501 Telephone #/or e-mail: (951) 756-1978	
2	Bea Roa Signature: <i>Bea Roa</i>	3717 Knollway Zip Code: 92501 Telephone #/or e-mail: 951 6840684	
3	Trinni Esparza Ruiz Signature: <i>Trinni Esparza Ruiz</i>	1495 N. Orange St. Zip Code: 92501 Telephone #/or e-mail: 951-250-6003	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

PLANNING CASE P14-1033 AND P14-1034: Proposal by Art Day of Transition Properties for consideration of a Design Review to construct an approximately 308,000 square foot warehouse and a Lot Merger to consolidate four contiguous parcels into one parcel totaling approximately 15.90 acres, situated on the northerly side of Placentia Lane and the southerly side of Center Street, in the BMP – Business and Manufacturing Park Zone in Ward 1.

Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

251/699

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	Name please print legibly	Address number, street, apt.	WARD
1	Elizabeth Signature: Elizabeth Laventure	#1133 Clark ST. Zip Code: 92501 Telephone #/or e-mail: (951) 462-6688	
2	LOUIS LUTANO SR Signature: Louis Lutano	735 Kelly Ln Zip Code: 92501 Telephone #/or e-mail: 909 821-7306	
3	GIGIOLA BRADBURY Signature: G. Bradbury	649 Kemp Street Zip Code: 92501 Telephone #/or e-mail: 684-6156	

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Brian Norton, Associate Planner

250/696

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1	Elice Irineo Signature: <i>Elice Irineo</i>	3434 Cote Ln Zip Code: 92501 Telephone s/or e-mail: ea.irineo@sbdjohal.net	1
2	Jennifer Ramirez Signature: <i>Jennifer Ramirez</i>	9elle Post # Zip Code: 92501 Telephone s/or e-mail: (909)991-6227	
3	Eric Sanchez Signature: <i>Eric Sanchez</i>	1450 Powell way Zip Code: 92501 Telephone s/or e-mail: 255-5792	

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Brian Norton, Associate Planner

249/693

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1	Karen Dubran <i>[Signature]</i>	3539 Castan Street Zip Code: 92501 Telephone #/or e-mail: 951-300-8076	
2	Michael Diaz <i>[Signature]</i>	3451 Earl Dr. Zip Code: 92501 Telephone #/or e-mail: 951-534-4471	
3	Rosa Elizarraras <i>[Signature]</i>	3482 Castan St. Zip Code: 92501 Telephone #/or e-mail: (951) 686-3425	

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Brian Norton, Associate Planner

248/690

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	Name <i>please print legibly</i>	Address number, street, apt	WARD
1	Name: <i>Angele Savell</i> Signature: <i>[Signature]</i>	1449 Powell Way Zip Code: 92501 Telephone s/or e-mail: 951 2416437	
2	Name: <i>JAVIER VARGAS</i> Signature: <i>[Signature]</i>	3606 ELLIOTTA DR Zip Code: 92501 Telephone s/or e-mail: 951 288 1662	
3	Name: <i>Linda Jones</i> Signature: <i>[Signature]</i>	1235 GAZANIA CIR. Zip Code: 92507 Telephone s/or e-mail: 951 683-1909	

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247/687

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1	Rosalia Aguilar Signature: <i>[Signature]</i>	1561 Jeff Ct Zip Code: 92501 Telephone s/or e-mail: (951) 907-0473	
2	Tyson Homchen Signature: <i>[Signature]</i>	1464 Hillcrest Ave RIVERSIDE CA 92501 Zip Code: 92501 Telephone s/or e-mail: 951 750-0713	
3	Suriya Homchen Signature: <i>[Signature]</i>	1464 Hillcrest Ave Riverside, CA Zip Code: 92501 Telephone s/or e-mail: 951-781-6282	

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We wish to appeal this case to the Planning Commission or City Council so these matters and others pertaining to the proposed project can be addressed with a full Environmental Impact Report and Public Hearing.

	Name <i>please print legibly</i>	Address number, street, apt.	WARD
1	Marya B.	413 Devenex St.	
	<i>[Signature]</i>	Zip Code: 92507 Telephone #/or e-mail: 951 410 5949	
2	Martha Jacobsen	1397 N. Orange St.	
	<i>[Signature]</i>	Zip Code: 92501 Telephone #/or e-mail: 951-579-3989	
3	Maria Mendez	1200 Edelweiss Me.	
	<i>[Signature]</i>	Zip Code: 92501 Telephone #/or e-mail: 951/2740380	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

245/681

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LAKE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

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	Name <i>please print legibly</i>	Address number, street, apt.	WARD
1	<i>Juan Carlos Bautista</i> Signature: <i>[Signature]</i>	3523 Costaic St Zip Code: 92501 Telephone s/or e-mail: (714) 785-2003	
2	<i>VICTORIA Y DIAZ</i> Signature: <i>[Signature]</i>	1459 Orange St Zip Code: 92501 Telephone/s/or e-mail: 951-543-2006	
3	<i>Krystal A. Diaz</i> Signature: <i>[Signature]</i>	1459 N Orange Street Zip Code: 92501 Telephone s/or e-mail: 951-288-9130	

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City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5372 | FAX (951) 826-5981

249/678

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

**RE: PLANNING CASE P14-1033 & P14-1034
 PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
 FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET**

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

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	Name <i>please print legibly</i>	Address <i>number, street, apt.</i>	WARD
1	Wendy Rodriguez <i>Wendy Rod</i>	3523 Castaic St. Zip Code: 92501 Telephone s/or e-mail: (714) 878-7839	
2	Carlos Bautista <i>Carlos Bautista</i>	3523 Castaic St. Zip Code: 92501 Telephone s/or e-mail: (714) 705-2003	
3	Jose A Millan <i>Jose A Millan</i>	3520 Castaic St. Zip Code: 92501 Telephone s/or e-mail: 951-987-4579	

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City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

298/675

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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	Name <i>please print legibly</i>	Address number, street, apt.	WARD
1	John Crispo	3584 CARTMAY ST	
	<i>[Signature]</i>	Zip Code: 92501 Telephone #/or e-mail: 562-208-5012	
2	GIORGIO CERBONI	3498 CASTAIC ST.	
	<i>[Signature]</i>	Zip Code: 92501 Telephone #/or e-mail: 951-743-2370	
3	WA CERBONI	3498 Castaic St	
	<i>[Signature]</i>	Zip Code: 92501 Telephone #/or e-mail: 951-743-2370	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
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City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 926-5981

247/672

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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1	Name please print legibly Lara Skendrovich	Address number, street, apt. 3584 Castaic St	WARD
	Signature <i>Lara Skendrovich</i>	Zip Code Telephone #/or e-mail 92501 (951) 329-1333	
2	Name please print legibly Paul Skendrovich Jr	Address number, street, apt. 3584 Castaic St	WARD
	Signature <i>Paul Skendrovich Jr</i>	Zip Code Telephone #/or e-mail 92501 (951) 436-6219	
3	Name please print legibly Honko Skendrovich	Address number, street, apt. 3584 Castaic St	WARD
	Signature <i>Honko Skendrovich</i>	Zip Code Telephone #/or e-mail 92501 (951) 782-8624	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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Planning Division
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Brian Norton, Associate Planner

246/689

TO
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PLANNING DIVISION:

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1	Name <i>please print legibly</i> David Castelino	Address <i>number, street, apt.</i> 3771 Center St		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail	
2	Name <i>please print legibly</i> Robert Soria	Address <i>number, street, apt.</i> 1254 Edelweiss Ave		WARD
	Signature <i>[Signature]</i>	Zip Code	Telephone &/or e-mail	
3	Name <i>please print legibly</i> FAUSTINO COYLES	Address <i>number, street, apt.</i> EDELWEISS AVE		WARD
	Signature <i>[Signature]</i>	Zip Code 92504	Telephone &/or e-mail	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Brian Norton, Associate Planner

295/686

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	Name <i>please print legibly</i>	Address number, street, apt.		WARD
1	<i>Domènec Brea</i>	Hillcrest		
	Signature <i>Domènec Brea</i>	Zip Code 92501	Telephone s/or e-mail Hillcrest	
2	<i>Rosa Oregel</i>	1528 Hillcrest Ave Rm 2		
	Signature <i>Rosa Oregel</i>	Zip Code 92501	Telephone s/or e-mail —	
3	<i>Bernice Puello</i>	1560 Hillcrest		
	Signature <i>Bernice Puello</i>	Zip Code 92501	Telephone s/or e-mail 951 850 0907	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

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Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

274/683

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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	Name <i>please print legibly</i>	Address <i>number, street, apt.</i>	WARD
1	RANDY S. PEERS <i>[Signature]</i>	1644 Hillcrest Ave. Zip Code: 92501 Telephone #/or e-mail: 951-543-3272	
2	Rodi Wolanki <i>[Signature]</i>	1644 Hillcrest Ave. Zip Code: 92501 Telephone #/or e-mail: 951-0622	
3	HEINA D. DADABHOT <i>[Signature]</i>	3608 Post St Zip Code: 92501 Telephone #/or e-mail: 949-502-1781	

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 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-8371 | FAX (951) 926-8981

249/080

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
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	Name please print legibly	Address number, street, apt.	WARD
1	<i>Scott W. LeVan</i> Signature: <i>[Signature]</i>	92501 Telephone &/or e-mail: -	
2	<i>Patricia Scott</i> Signature: <i>[Signature]</i>	12716 Brange St 92501 Telephone &/or e-mail: (951) 315-6295	
3	<i>Jeanette Davis</i> Signature: <i>[Signature]</i>	12716 Orange St 92501 Telephone &/or e-mail: 951 203 1216	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

242/677

TO
THE CITY OF RIVERSIDE
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1	Name please print legibly Stephanie Rivera	Address number, street, apt. 1560 Hillcrest Ave		WARD
	Signature <i>Stephanie Rivera</i>	Zip Code 92501	Telephone &/or e-mail 951-525-7518	
2	Name please print legibly Stacey Escamilla	Address number, street, apt. 3498 Cote Ln		WARD
	Signature <i>Stacey Escamilla</i>	Zip Code 92501	Telephone &/or e-mail (951) 907-6361	
3	Name please print legibly Maria Garcia	Address number, street, apt. 3498 Cote Ln		WARD
	Signature <i>Maria Garcia</i>	Zip Code 92501	Telephone &/or e-mail (951) 880 51 99	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Brian Norton, Associate Planner

241/674

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 THE CITY OF RIVERSIDE
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1	Name <i>please print legibly</i> David Merrookian Kohn	Address number, street, apt. 1424 Hillcrest		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail 951-787-7781	
2	Name <i>please print legibly</i> Wis Madu	Address number, street, apt. 1560 HILLCREST AVE		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail 951/313-2968	
3	Name <i>please print legibly</i> Julio E. BARRIOS	Address number, street, apt. 3437 TIDEL WAY		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail 59926free@yahoo	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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Planning Division
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Please provide any comments by **FEBRUARY 06, 2015**.

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Brian Norton, Associate Planner

270/671

TO
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PLANNING DIVISION:

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	Name please print legibly	Address number, street, apt	WARD
1	ANTONIO PADILLA Signature: Antonio Padilla	1560 Hillcrest Ave Zip Code: 92501 Telephone s/or e-mail: 980 319 6000	
2	M. J. Jimenez Signature: M. J. Jimenez	1560 Hillcrest Ave Zip Code: 92501 Telephone s/or e-mail: 980 833 0655	
3	ELENA A BARRIOS Signature: Elena A Barrios	3437 TIDEL WAY Zip Code: 92501 Telephone s/or e-mail: 951-783-9019	

Please return to:
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Brian Norton, Associate Planner

237/608

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COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

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	Name please print legibly	Address number, street, apt.	WARD
1	JESUS M. AGUILASOCHO Signature: <i>[Signature]</i>	1566 Jeff Ct. Zip Code: 92501 Telephone #/or e-mail: (951) 907-0473	
2	SOLUCORA GONZALEZ Signature: <i>[Signature]</i>	3408 FIDEL WAY Zip Code: 92501 Telephone #/or e-mail:	
3	Robert J. Kohn Signature: <i>[Signature]</i>	1424 Hillcrest Ave Zip Code: 92501 Telephone #/or e-mail: 951-787-7781	

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Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

238/665

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CROFFER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

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- 3) Such traffic would also generate an undesirable level of noise, harmful to those nearby and seriously annoying to those further away;
- 4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and:
- 5) The Northside is located at the junction of the overlapping Cahuilla, Gabrielino, Serrano and Luiseno tribal boundaries where native artifacts have been discovered that indicate it was once occupied. It is also the oldest non-native settlement in the city and county of Riverside (La Placita de los Trujillos, 1845). Displacement of existing rural, recreational and residential uses by incompatible development would mean certain loss of the neighborhood's unique identity and heritage.

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We wish to appeal this case to the Planning Commission or City Council so these matters and others pertaining to the proposed project can be addressed with a full Environmental Impact Report and Public Hearing.

1	Name please print legibly Yadira Ibarra Signature <i>Yadira Ibarra</i>	Address number, street, apt. 736 Forest Park Dr. Zip Code 92501 Telephone &/or e-mail yara.angel@yahoo.	WARD
2	Name please print legibly MARINA ESPERZA Signature <i>Marina Esperza</i>	Address number, street, apt. 92501 951-6865479 Zip Code 92501 Telephone &/or e-mail 951-686-5479	WARD
3	Name please print legibly Christian Espozel Signature <i>Christian Espozel</i>	Address number, street, apt. 797 forest park Dr. Zip Code 92501 Telephone &/or e-mail (951) 686-5479	WARD

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HERewith ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

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City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-3373 | FAX (951) 826-3941

237/662

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
 PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
 FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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	Name please print legibly	Address number, street, apt	WARD
1	ELMORSE GRACE	1393 Edgewood 156	
	Signature Elmorse Grace	Zip Code 92501	Telephone &/or e-mail 784-2318
2	LINA BARON-MACHAN	3410 Tidel Way	
	Signature Lina Baron-Machan	Zip Code 92501	Telephone &/or e-mail 951-544-6933
3	JOSÉ MUELBA	3450 Tidel Way	
	Signature [Signature]	Zip Code 92501	Telephone &/or e-mail 951-347-0053

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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City of Riverside
Community Development Department
Planning Division
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Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

236/659

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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1	Name please print legibly MARK EYER	Address number, street, apt. 793 Front Park Dr.	WARD
	Signature <i>Mark Eyer</i>	Zip Code Telephone #/or e-mail 92501 951-6869479	
2	Name please print legibly Tom Fletcher	Address number, street, apt. 952 N. Orange St	WARD 1
	Signature <i>Tom Fletcher</i>	Zip Code Telephone #/or e-mail 92501 951-682-9076	
3	Name please print legibly	Address number, street, apt. 1392 Edelwiess Ave	WARD
	Signature <i>[Signature]</i>	Zip Code Telephone #/or e-mail 92501 951-6842116	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Planning Division
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Riverside, CA 92522

Please provide any comments by **FEBRUARY 06, 2015**.

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Brian Norton, Associate Planner

235/650

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

83

RE: PLANNING CASE P14-1033 & P14-1034
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1	Name please print legibly Silvia R. Zepeda	Address number, street, apt. 1650 N. Orange St.		WARD
	Signature Silvia R. Zepeda	Zip Code 92501	Telephone &/or e-mail (951) 276-0676	
2	Name please print legibly Julietta Almaraz	Address number, street, apt. 1280 Edleweiss Av		WARD
	Signature Julietta Almaraz	Zip Code 92501	Telephone &/or e-mail (909) 855-6331	
3	Name please print legibly Inosencio Almaraz	Address number, street, apt. 1280 Edleweiss Av		WARD
	Signature Inosencio Almaraz	Zip Code 92501	Telephone &/or e-mail (909) 649-5423	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Riverside & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 926-5981

*Post
Wolfe
951 961-7511*

234/653

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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1	Name please print legibly <i>John W. Farmer</i>	Address number, street, apt. <i>3640 Columbia Ave.</i>		WARD
	Signature <i>John W. Farmer</i>	Zip Code <i>92501</i>	Telephone s/or e-mail <i>951-686-1013</i>	
2	Name please print legibly <i>Jon Carlos Dominguez</i>	Address number, street, apt. <i>92501 909 3714339</i>		WARD
	Signature <i>Jon Carlos Dominguez</i>	Zip Code <i>92501</i>	Telephone s/or e-mail <i>909-371 4339</i>	
3	Name please print legibly <i>Vanessa Aguilarsocho</i>	Address number, street, apt. <i>1566 Jeff Ct.</i>		WARD
	Signature <i>Vanessa Aguilarsocho</i>	Zip Code <i>92501</i>	Telephone s/or e-mail <i>(951)756-3138</i>	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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Riverside, CA 92522

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Brian Norton, Associate Planner

233/650

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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	Name please print legibly	Address number, street, apt.	WARD
1	ISRAEL CEDILLO Signature: <i>[Signature]</i>	1250 GAZANIA C/A, Zip Code: 92501 Telephone s/or e-mail: IZZY4UNM@GMAIL	
2	Marlene Mathis Signature: <i>[Signature]</i>	1545 MARSH WAY Zip Code: 92501 Telephone s/or e-mail: mathismar@k30@gmail.com	
3	<i>[Signature]</i> Signature: <i>[Signature]</i>	1450 MARSH WAY 92501 Zip Code: 92501 Telephone s/or e-mail:	

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COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

232/647

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
 PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
 FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

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- 3) Such traffic would also generate an undesirable level of noise, harmful to those nearby and seriously annoying to those further away;
- 4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and;
- 5) The Northside is located at the junction of the overlapping Cahuilla, Gabrielino, Serrano and Luiseno tribal boundaries where native artifacts have been discovered that indicate it was once occupied. It is also the oldest non-native settlement in the city and county of Riverside (La Placita de los Trujillos, 1845). Displacement of existing rural, recreational and residential uses by incompatible development would mean certain loss of the neighborhood's unique identity and heritage.

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We wish to appeal this case to the Planning Commission or City Council so these matters and others pertaining to the proposed project can be addressed with a full Environmental Impact Report and Public Hearing.

	Name please print legibly	Address number, street, apt	WARD
1	Adolfo Ruiz <i>[Signature]</i>	1495 N. Orange St Zip Code 92501 Telephone s/or e-mail adoloruiz@yahoo.com	
2	Julissa Ruiz <i>[Signature]</i>	1495 N. Orange St Zip Code 92501 Telephone s/or e-mail	
3	Maria Lora <i>[Signature]</i>	1477 Orange St Zip Code 92501 Telephone s/or e-mail	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

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Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

231/643

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PLANNING DIVISION:

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	Name please print legibly	Address number, street, apt	WARD
1	MARZA ORTEGA Signature: <i>[Signature]</i>	14603 Jeff Ct. Zip Code: 92501 Telephone #/or e-mail: 323 642 0576	
2	MARTY ROSSA Signature: <i>[Signature]</i>	3421 TIDEL WAY Zip Code: 92501 Telephone #/or e-mail: 951-788-9405	
3	Alejandro IRIEGO Signature: <i>[Signature]</i>	3434 COPE LANE Zip Code: 92501 Telephone #/or e-mail: 951-544-1719	

Please return to:
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City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Planning Division
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Brian Norton, Associate Planner

2307640

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

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	Name please print legibly	Address number, street, apt	WARD
1	William Gwyn Signature: <i>William Gwyn</i>	3386 Spring Garden St, Riv Zip Code: 92501 Telephone #/or e-mail: 951 233 6413	1
2	BASET NATAA Signature: <i>Baset Nataa</i>	845 Mallorca Ct Zip Code: 92501 Telephone #/or e-mail: 949-800-9747	
3	Cesar Cambero Signature: <i>Cesar Cambero</i>	845 Mallorca Ct Zip Code: 92501 Telephone #/or e-mail: 909 896 6010	

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 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

227/637

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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	Name please print legibly	Address number, street, apt.	WARD
1	Chris Hebert Signature: Chris Hebert	1392 Edelweiss Ave Zip Code: 92501 Telephone a/or e-mail: 951-684-2116	
2	MARLA CASTANEDA Signature: Enriye Cortes	92501 1211 Edelweiss Ave Zip Code: 92501 Telephone a/or e-mail: 1211 EDIELWEISS AVE	
3	Rose Marie Dewey Signature: Rose Marie Dewey	3342 Spring Garden St Zip Code: 92507 Telephone a/or e-mail: 951-689-889	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

206/634

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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1	Name please print legibly Catherine Gudis	Address number, street, apt. 900 University Ave		WARD
	Signature <i>Catherine Gudis</i>	Zip Code 92521	Telephone &/or e-mail cagudis@gmail.com	
2	Name please print legibly HELEN J. LAIR	Address number, street, apt. 1274 KEARNEY ST		WARD
	Signature <i>Helen J. Lair</i>	Zip Code 92501	Telephone &/or e-mail 951 683-7666	
3	Name please print legibly Richard Block	Address number, street, apt. 424 Two Trees Rd, Riverside		WARD 2
	Signature <i>Richard Block</i>	Zip Code 92507	Telephone &/or e-mail 951-683-8762	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Planning Division
3900 Main Street, 3rd Floor
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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

022/021

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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1	Name please print legibly Henry James Vasquez	Address number, street, apt 660 S. 5th St.		WARD Colton
	Signature Henry James Vasquez	Zip Code 92324	Telephone &/or e-mail HVsqzTMSA@sbcolball.net	
2	Name please print legibly Mike Murphy	Address number, street, apt 970 W. C. St Colton		WARD
	Signature Michael P Murphy	Zip Code 92324	Telephone &/or e-mail MARIANMURPHY@AOL	
3	Name please print legibly MARIAN P MURPHY	Address number, street, apt 970 WEST E ST		WARD Colton
	Signature Marian P Murphy	Zip Code 92324	Telephone &/or e-mail SAME AS ABOVE	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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Brian Norton, Associate Planner

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3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5381

327/628

TO
THE CITY OF RIVERSIDE
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PLANNING DIVISION:

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We wish to appeal this case to the Planning Commission or City Council so these matters and others pertaining to the proposed project can be addressed with a full Environmental Impact Report and Public Hearing.

1	Name please print legibly <i>Ed Pearson</i>	Address number, street, apt. <i>290 Cowan St, Colton</i>		WARD
	Signature <i>Ed Pearson</i>	Zip Code <i>92324</i>	Telephone &/or e-mail <i>908783-4978</i>	
2	Name please print legibly <i>David Rios</i>	Address number, street, apt. <i>924 Kimberly Ave</i>		WARD
	Signature <i>David Rios</i>	Zip Code <i>92374</i>	Telephone &/or e-mail <i>david.rios@ucr.edu</i>	
3	Name please print legibly <i>Peggy Pena</i>	Address number, street, apt. <i>Sun Bdg</i> <i>3968 Conejo PR</i>		WARD
	Signature <i>Peggy Pena</i>	Zip Code <i>92404</i>	Telephone &/or e-mail <i>penahoopla@AOL.com</i>	

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

**COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT
Planning Division**

**INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE FOR THE CITY OF RIVERSIDE, CALIFORNIA**

PROJECT DESCRIPTION: PLANNING CASES P14-1033 AND P14-1034: Proposal by Art Day on behalf of Transition Properties, L.P., to consider a Design Review and Lot Line Adjustment to consolidate four parcels to one, to facilitate construction of a 308,000 square foot warehouse building, with 62 truck bays, 368 parking stalls and landscaping on 15.9 acres, in the BMP – Business and Manufacturing Park Zone, Ward 1.

NOTES: *It should be noted that this project has proceeded through AB52, Tribal notification and consultation as required by the California Environmental Quality Act (CEQA).*

PROJECT LOCATION: Bounded by Center Street on the north and Placentia Lane on the south, situated mid-block between the intersections of Center Street and Orange Street and Center Street and Placentia Lane, at 3687-3706 Placentia Lane

PROJECT CONTACT: Brian Norton, Senior Planner

PHONE: (951) 826-5371

E-MAIL: bnorton@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on August 23, 2016 and will close on September 30, 2016 at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact Brian Norton, Senior Planner by e-mail or phone as indicated above.

Comments should be addressed to: Brian Norton, Senior Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://riversideca.gov/ceqa>.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised in written comments delivered to the Planning Division of the City of Riverside during the comment period specified above.

228/625

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 306,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

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- 3) Such traffic would also generate an undesirable level of noise, harmful to those nearby and seriously annoying to those further away;
- 4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and;
- 5) The Northside is located at the junction of the overlapping Cahuilla, Gabrielino, Serrano and Luiseno tribal boundaries where native artifacts have been discovered that indicate it was once occupied. It is also the oldest non-native settlement in the city and county of Riverside (La Placita de los Trujillos, 1845). Displacement of existing rural, recreational and residential uses by incompatible development would mean certain loss of the neighborhood's unique identity and heritage.

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We wish to appeal this case to the Planning Commission or City Council so these matters and others pertaining to the proposed project can be addressed with a full Environmental Impact Report and Public Hearing.

1	Name <i>please print legibly</i> John M. Pena	Address number, street, apt. 3968 Codejo		WARD
	Signature John M. Pena	Zip Code 92404	Telephone #/or e-mail 909-883-1823	
2	Name <i>please print legibly</i> Brigitte Murphy	Address number, street, apt. 2408 Willow Dr. San Bernardino		WARD
	Signature Brigitte Murphy	Zip Code 92404	Telephone #/or e-mail 909 205 8351	
3	Name <i>please print legibly</i> Dalene Z MORRIS	Address number, street, apt. 2657 Avalon Ave Highland		WARD
	Signature Dalene Z Morris	Zip Code 92346	Telephone #/or e-mail 909 223-1295	

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

**COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT
Planning Division**

**INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE FOR THE CITY OF RIVERSIDE, CALIFORNIA**

PROJECT DESCRIPTION: PLANNING CASES P14-1033 AND P14-1034: Proposal by Art Day on behalf of Transition Properties, L.P., to consider a Design Review and Lot Line Adjustment to consolidate four parcels to one, to facilitate construction of a 308,000 square foot warehouse building, with 62 truck bays, 368 parking stalls and landscaping on 15.9 acres, in the BMP – Business and Manufacturing Park Zone, Ward 1.

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PROJECT LOCATION: Bounded by Center Street on the north and Placentia Lane on the south, situated mid-block between the intersections of Center Street and Orange Street and Center Street and Placentia Lane, at 3687-3706 Placentia Lane

PROJECT CONTACT: Brian Norton, Senior Planner

PHONE: (951) 826-5371

E-MAIL: bnorton@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on August 23, 2016 and will close on September 30, 2016 at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact Brian Norton, Senior Planner by e-mail or phone as indicated above.

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City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

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231/623

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

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We wish to appeal this case to the Planning Commission or City Council so these matters and others pertaining to the proposed project can be addressed with a full Environmental Impact Report and Public Hearing.

1	Name please print legibly MARY KINLEN	Address number, street, apt. 3993 Iowa Ave #205	WARD
	Signature <i>Mary Kinlen</i>	Zip Code 92507	Telephone &/or e-mail 951-787-4893
2	Name please print legibly Nancy L Cox	Address number, street, apt. 3977 Park View Ter	WARD
	Signature <i>Nancy L Cox</i>	Zip Code 92507	Telephone &/or e-mail 951-961-1203
3	Name please print legibly MARK PENTECOST	Address number, street, apt. 4191 MISSION INN AVE	WARD
	Signature <i>Mark Pentecost</i>	Zip Code 92501	Telephone &/or e-mail 951-536-8172

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

PLANNING CASE P14-1033 AND P14-1034: Proposal by Art Day of Transition Properties for consideration of a Design Review to construct an approximately 308,000 square foot warehouse and a Lot Merger to consolidate four contiguous parcels into one parcel totaling approximately 15.90 acres, situated on the northerly side of Placentia Lane and the southerly side of Center Street, in the BMP – Business and Manufacturing Park Zone in Ward 1.

Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

230/620

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

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	Name please print legibly	Address number, street, apt.	WARD
1	Ray D. Van Signature: <i>Ray D. Van</i>	WORKS IN RIVERSIDE Zip Code: 92571 Telephone &/or e-mail:	
2	Donna Oldenkamp Signature: <i>Donna Oldenkamp</i>	2146 Dickerson Ln Zip Code: 92880 Telephone &/or e-mail: Donna 92880@ATT.NET	
3	Judy Lauregn Signature: <i>Judy Lauregn</i>	R. Cucamonga Zip Code: 91737 Telephone &/or e-mail:	

Perris CA

OSTA

OSTA

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

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City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 926-5371 | FAX (951) 926-5981

2/29/6/18

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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	Name please print legibly	Address number, street, apt.	WARD
1	Alfred L. Vasquez Signature: <i>Alfred L. Vasquez</i>	901 Helena Cir Colton Mesa Zip Code: 92626 Telephone #/or e-mail: 714-545-7864	
2	Henry James Vasquez Signature: <i>Henry James Vasquez</i>	644 S. 5th St Colton, CA 92524 Zip Code: 92524 Telephone #/or e-mail: (909) 825-0205	
3	Jennifer Dickerson Signature: <i>Jennifer Dickerson</i>	Zip Code: 92507 Telephone #/or e-mail: jennides97@gmail.com	

OSTA

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

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Brian Norton, Associate Planner

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3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

228/615

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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	Name please print legibly	Address number, street, apt.	WARD
1	Datti McInfire Signature: <i>Datti McInfire</i>	6681 Ave De Palma Riv. Zip Code: 92509 Telephone a/cx e-mail: 951 6832426	
2	Kathy & Phil Rice Signature: <i>Kathy & Phil Rice</i>	443 W. Palm Cir Zip Code: 92373 Telephone &/or e-mail: 909) 335-3488	
3	John & Barbara Signature: <i>John & Barbara</i>	18954 GROUT PL Zip Code: 92316 Telephone &/or e-mail: 909) 877-2580	

OSTA

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

TO: See Attached List

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Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5372 | FAX (951) 826-5981

22/6/12

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

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1	Name please print legibly Jason Rowe	Address number, street, apt. 2001 W Agua Mansa Rd		WARD
	Signature 	Zip Code 92329	Telephone #/or e-mail (909) 709-0874	
2	Name please print legibly Amelia Vincent-Fenney	Address number, street, apt. Riverside		WARD
	Signature 	Zip Code 92506	Telephone #/or e-mail (951) 660-8717	
3	Name please print legibly	Address number, street, apt.		WARD
	Signature	Zip Code	Telephone #/or e-mail	

OSTA

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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PHONE (951) 826-5371 | FAX (951) 826-5981

226/610

TO
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1	Name <i>please print legibly</i>	Address number, street, apt		WARD
	Signature	Zip Code	Telephone s/or e-mail	
2	Name <i>please print legibly</i>	Address number, street, apt		WARD
	Signature	Zip Code	Telephone s/or e-mail	
3	Name <i>please print legibly</i>	Address number, street, apt		WARD
	Signature	Zip Code	Telephone s/or e-mail	

Please return to:
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City of Arts & Innovation

**COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT
Planning Division**

**INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE FOR THE CITY OF RIVERSIDE, CALIFORNIA**

PROJECT DESCRIPTION: PLANNING CASES P14-1033 AND P14-1034: Proposal by Art Day on behalf of Transition Properties, L.P., to consider a Design Review and Lot Line Adjustment to consolidate four parcels to one, to facilitate construction of a 308,000 square foot warehouse building, with 62 truck bays, 368 parking stalls and landscaping on 15.9 acres, in the BMP – Business and Manufacturing Park Zone, Ward 1.

NOTES: *It should be noted that this project has proceeded through AB52, Tribal notification and consultation as required by the California Environmental Quality Act (CEQA).*

PROJECT LOCATION: Bounded by Center Street on the north and Placentia Lane on the south, situated mid-block between the intersections of Center Street and Orange Street and Center Street and Placentia Lane, at 3687-3706 Placentia Lane

PROJECT CONTACT: Brian Norton, Senior Planner

PHONE: (951) 826-5371

E-MAIL: bnorton@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on August 23, 2016 and will close on September 30, 2016 at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact Brian Norton, Senior Planner by e-mail or phone as indicated above.

Comments should be addressed to: Brian Norton, Senior Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://riversideca.gov/ceqa>.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised in written comments delivered to the Planning Division of the City of Riverside during the comment period specified above.

225/609

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

**RE: PLANNING CASE P14-1033 & P14-1034
 PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
 FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET**

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	Name <i>please print legibly</i>	Address number, street, apt	WARD
1	Juan Garcia <i>[Signature]</i>	1546 MARSHWAY Riverside Zip Code: 92501 Telephone #/or e-mail: (951) 233-3431	
2	Margarita Martinez <i>[Signature]</i>	1545 Marsh Way Zip Code: 92501 Telephone #/or e-mail: 909 762 0384	
3	Alfred Martinez <i>[Signature]</i>	1545 MARSHWAY Zip Code: 92501 Telephone #/or e-mail: 951-8504733	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
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Brian Norton, Associate Planner

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3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

224/606

TO
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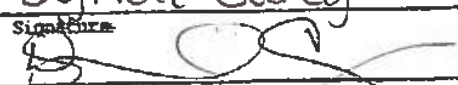
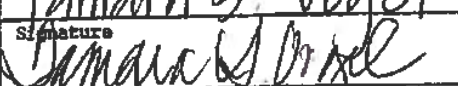
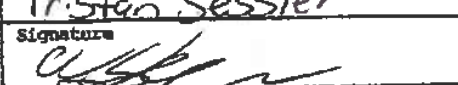
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1	Name <i>please print legibly</i> Dyneil Carey	Address number, street, apt. 1408 Marsh way		WARD
	Signature 	Zip Code 92501	Telephone s/or e-mail (951)462-1142	
2	Name <i>please print legibly</i> TAMARA S. Vogel	Address number, street, apt. 1417 MARSH WAY		WARD
	Signature 	Zip Code 92501	Telephone s/or e-mail 909 268 9942	
3	Name <i>please print legibly</i> Tristan Sessler	Address number, street, apt. 1417 Marsh Way		WARD
	Signature 	Zip Code 92501	Telephone s/or e-mail 909 224 6475	

Please return to:
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City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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PHONE (951) 826-5371 | FAX (951) 826-5981

223/603

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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	Name <i>please print legibly</i>	Address number, street, apt	WARD
1	Signature <i>Eileen Lewis</i>	1461 Marsh Way Zip Code 92501 Telephone &/or e-mail	
2	Name <i>please print legibly</i> Christian Sterling Signature <i>Christian Sterling</i>	Address number, street, apt 1516 Marsh Way Zip Code 92501 Telephone &/or e-mail 951-219-4675	WARD
3	Name <i>please print legibly</i> Maria Gonzales Signature <i>Maria Gonzales</i>	Address number, street, apt 1540 Marsh Way Zip Code 92501 Telephone &/or e-mail 951 405 9781	WARD

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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222/600

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1	Name please print legibly Lacey Rodino-Meade	Address number, street, apt 1430 Marsh Way		WARD
	Signature <i>Lacey Rodino-Meade</i>	Zip Code 92501	Telephone &/or e-mail (909) 215-0146	
2	Name please print legibly Shane Winslow	Address number, street, apt 1505 Marsh Way		WARD
	Signature <i>Shane Winslow</i>	Zip Code 92501	Telephone &/or e-mail 951 684 7807	
3	Name please print legibly Ernesto Barrera	Address number, street, apt 1532 Marsh Way		WARD
	Signature <i>Ernesto Barrera</i>	Zip Code 92501	Telephone &/or e-mail (951) 500-8492	

Please return to:
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City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HERewith ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

PLANNING CASE P14-1033 AND P14-1034: Proposal by Art Day of Transition Properties for consideration of a Design Review to construct an approximately 308,000 square foot warehouse and a Lot Merger to consolidate four contiguous parcels into one parcel totaling approximately 15.90 acres, situated on the northerly side of Placentia Lane and the southerly side of Center Street, in the BMP – Business and Manufacturing Park Zone in Ward 1.

Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by **FEBRUARY 06, 2015**.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

72/597

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

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- 4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and:
- 5) The Northside is located at the junction of the overlapping Cahuilla, Gabrielino, Serrano and Luiseno tribal boundaries where native artifacts have been discovered that indicate it was once occupied. It is also the oldest non-native settlement in the city and county of Riverside (La Placita de los Trujillos, 1845). Displacement of existing rural, recreational and residential uses by incompatible development would mean certain loss of the neighborhood's unique identity and heritage.

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	Name <i>please print legibly</i>	Address <i>number, street, apt.</i>		WARD
1	<i>Yvonne Leora</i> Signature: <i>[Signature]</i>	3501 St Riverside Ca Zip Code: 92501 Telephone &/or e-mail: 951-475-7245		
2	<i>Francisco Flores</i> Signature: <i>[Signature]</i>	7421 Edmonds Ave Zip Code: 92501 Telephone &/or e-mail: 951-801-2012		
3	Name <i>please print legibly</i> Signature:	Address <i>number, street, apt.</i> Zip Code Telephone &/or e-mail		WARD

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Riverside & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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PHONE (951) 826-5371 | FAX (951) 826-5981

220/595

TO
THE CITY OF RIVERSIDE
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PLANNING DIVISION:

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	Name please print legibly	Address number, street, apt.	WARD
1	Wendy Eads <i>Wendy Eads</i>	151 Barret Road 92507	2
	Signature	Zip Code Telephone &/or e-mail	
2	Claudia Trujillo Ramos <i>Claudia Ramos</i>	22391 Vico St Brantmore 92313	
	Signature	Zip Code Telephone &/or e-mail	
3	Morris Mendez <i>MM</i>	74 Santa Rosa Way 92504	4
	Signature	Zip Code Telephone &/or e-mail	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

217/592

TO
 THE CITY OF RIVERSIDE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION:

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1	Name please print legibly Michaela Montgomery	Address number, street, apt		WARD 4
	Signature <i>M. Montgomery</i>	Zip Code 92508	Telephone &/or e-mail micman10@aol.com	
2	Name please print legibly Paula Leivas	Address number, street, apt		WARD 4
	Signature <i>[Signature]</i>	Zip Code 92508	Telephone &/or e-mail plw09@aol.com	
3	Name please print legibly Robbie Kennedy	Address number, street, apt 116591 THVHLN		WARD
	Signature <i>[Signature]</i>	Zip Code 92504	Telephone &/or e-mail 9517803425	

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

214/589

TO
 THE CITY OF RIVERSIDE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION:

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1	Name please print legibly Cathy Gonzales	Address number, street, apt. Cathy.gonzales@ymail.com		WARD
	Signature <i>[Signature]</i>	Zip Code 91737	Telephone &/or e-mail 951-203-9442	
2	Name please print legibly Richard Gonzales	Address number, street, apt. R/C		WARD
	Signature <i>[Signature]</i>	Zip Code 91737	Telephone &/or e-mail	
3	Name please print legibly Philip Falcone	Address number, street, apt.		WARD 1
	Signature <i>[Signature]</i>	Zip Code 92504	Telephone &/or e-mail philipfalcone@gmail	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

211/586

TO
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	Name <i>please print legibly</i>	Address number, street, apt.	WARD
1	Leah M. Friend	10483 Killarney Dr.	5
	Signature <i>Leah M. Friend</i>	Zip Code 92503	
2	Name <i>please print legibly</i> LUC NEGRON	Address number, street, apt. 3100 Walden Av.	2
	Signature <i>Juegros</i>	Zip Code 92507	
3	Judy R. Lauregui	6070 Muscat Dr.	WARD
	Signature <i>Judy R. Lauregui</i>	Zip Code R C	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

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PHONE (951) 826-5371 | FAX (951) 826-5981

210/584

TO
THE CITY OF RIVERSIDE
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PLANNING DIVISION:

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	Name <i>please print legibly</i>	Address number, street, apt.	WARD
1	Ruth Trujillo Baez <i>Ruth Trujillo Baez</i>	6864 Glacier Dr Zip Code 92506 Telephone s/or e-mail 951 675 3356	
2	Kathy Watson <i>Kathy Watson</i>	2000 TEAK ST Zip Code 92590 Telephone s/or e-mail STARRY KATE@aol.com	
3	Dolanda Santos <i>Dolanda Santos</i>	5005 Tequesquite Ave Apt C Zip Code 92501 Telephone s/or e-mail 951 665-9494	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

207/581

TO
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1	Name <i>please print legibly</i> Ken Boer	Address <i>number, street, apt.</i> 6864 Gauger Dr		WARD
	Signature <i>Ken Boer</i>	Zip Code 92506	Telephone #/or e-mail (951) 675-3380	
2	Name <i>please print legibly</i> Sudney Grier	Address <i>number, street, apt.</i> 4259 Alta Vista Drive		WARD
	Signature <i>Sudney Grier</i>	Zip Code 92506	Telephone #/or e-mail Tlaverlilly017@gmail.com	
3	Name <i>please print legibly</i> Tina Beer	Address <i>number, street, apt.</i> 4259 Alta Vista Drive		WARD
	Signature <i>Tina Beer</i>	Zip Code 92506	Telephone #/or e-mail 5veerlham04@gmail.com	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

204/578

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
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1	Name please print legibly THOMAS WORKMAN	Address number, street, apt 31672 Joshua Dr. #330 TRUBUCO CANYON		WARD
	Signature <i>[Signature]</i>	Zip Code 92679	Telephone s/or e-mail 714-473-5705	
2	Name, please print legibly KATHRYN C. BECK	Address number, street, apt 31572 JOSHUA 18C TRUBUCO CANYON		WARD
	Signature <i>[Signature]</i>	Zip Code 92679	Telephone s/or e-mail 979 858-5849	
3	Name please print legibly MYRA PEREZ	Address number, street, apt 39 MICHIGAN AVE. RIV. 92507		WARD
	Signature <i>[Signature]</i>	Zip Code 92507	Telephone s/or e-mail (951)684-2015	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

201/575

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

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1	Name please print legibly Michael Rodriguez	Address number, street, apt 9981 Stafford St RC		WARD
	Signature <i>[Signature]</i>	Zip Code 91730	Telephone &/or e-mail 909-262-0786	
2	Name please print legibly Rockelle Guyer	Address number, street, apt 15866 Stone Ridge Dr		WARD
	Signature <i>[Signature]</i>	Zip Code 92504	Telephone &/or e-mail 951-780-0165	
3	Name please print legibly Tamiy Martus	Address number, street, apt 1941 Hunter Rd. Colton		WARD
	Signature <i>[Signature]</i>	Zip Code 92324	Telephone &/or e-mail 951) 533-1923	

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SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

200/012

TO
THE CITY OF RIVERSIDE
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1	Name please print legibly Alfredo Adriano	Address number, street, apt. 15028 Marcolesco St.		WARD
	Signature <i>Alfredo Adriano</i>	Zip Code 92530	Telephone &/or e-mail 951-667-0378	
2	Name please print legibly Sindy Lira	Address number, street, apt. 831 Prescott Ct. #P		WARD
	Signature <i>Sindy Lira</i>	Zip Code 92501	Telephone &/or e-mail 951-710-0707	
3	Name please print legibly Amy M. Kusur	Address number, street, apt. 549 San Carlo ave		WARD
	Signature <i>Amy M. Kusur</i>	Zip Code 92324	Telephone &/or e-mail 951-8507701	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

197/569

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
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	Name <i>please print legibly</i>	Address number, street, apt	WARD
1	SCOTT SIMPSON <i>Signature: Scott Simpson</i>	2750 ORANGE ST Zip Code: 92501 Telephone #/or e-mail: 951-682-5484	1
2	RICHARD A. BARNETT <i>Signature: R.A. Barnett</i>	474 PROSPECT AVE, HIGHGROVE, CA. 92507 Zip Code: 92507 Telephone #/or e-mail: 951-683-4994	
3	FRANCISCO SOLA <i>Signature: F. Sola</i>	1242 VIA VISTA DR Zip Code: 92506 Telephone #/or e-mail: 951-683-4994	4

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City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Aerial Image, Grading, Conceptual Landscape, OTHER ITEMS ATTACHED

The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

PLANNING CASE P14-1033 AND P14-1034: Proposal by Art Day of Transition Properties for consideration of a Design Review to construct an approximately 308,000 square foot warehouse and a Lot Merger to consolidate four contiguous parcels into one parcel totaling approximately 15.90 acres, situated on the northerly side of Placentia Lane and the southerly side of Center Street, in the BMP – Business and Manufacturing Park Zone in Ward 1.

Please return your comments to: Brian Norton, Associate Planner
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-2308 or by email at bnorton@riversideca.gov.



Brian Norton, Associate Planner

174/563

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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1	Name please print legibly MARIA Perez	Address number, street, apt. 8153 ZINNIA PL RIV		WARD
	Signature <i>Maria Perez</i>	Zip Code 92502	Telephone s/or e-mail 951 637-7853	
2	Name please print legibly Heather Dunham	Address number, street, apt. 3550 Nash Street		WARD 1
	Signature <i>Heather Dunham</i>	Zip Code 92501	Telephone s/or e-mail 951 961-7027	
3	Name please print legibly Thomas J. Arceneaux Sr.	Address number, street, apt. 1030 N. Orange St		WARD 1
	Signature <i>Thomas J. Arceneaux Sr.</i>	Zip Code 92501	Telephone s/or e-mail 951 231 7389	

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Planning Division
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Riverside, CA 92522

Please provide any comments by **FEBRUARY 06, 2015**.

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX (951) 826-5981

193/560

TO
 THE CITY OF RIVERSIDE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
 PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
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1	Name please print legibly MARIA G. FARIAS	Address number, street, apt. 8152 ZIPPRIA PL.		WARD
	Signature <i>[Signature]</i>	Zip Code 92503	Telephone &/or e-mail (951) 354-2506	
2	Name please print legibly Phyllis Puvell	Address number, street, apt. 6038 Riverside Ave		3
	Signature <i>[Signature]</i>	Zip Code 92506	Telephone &/or e-mail (951) 684-2592	
3	Name please print legibly MARK DUNHAM	Address number, street, apt. 3550 NASH ST		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail (951) 530 8980	

Please return to:

SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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Brian Norton, Associate Planner

192/557

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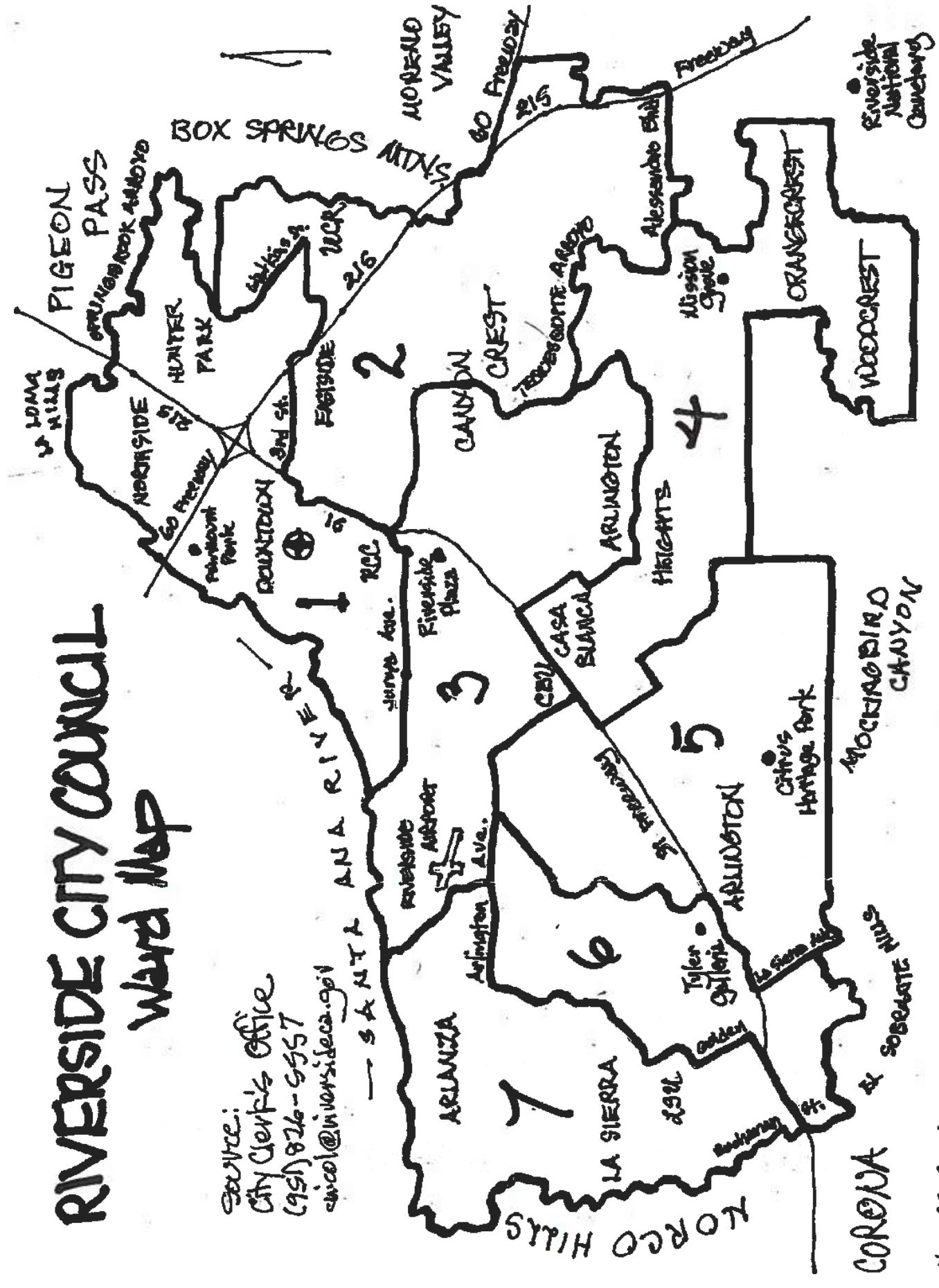
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	Name please print legibly	Address number, street, apt.	WARD
1	SHARON JEGLIN Signature: Sharon A Jeglin	245 A West Big Springs Rd Zip Code: 92507 Telephone s/or e-mail: No Email	2
2	R. David Mora Jr Signature: RDM	926 E. Sepulveda Blvd. Zip Code: 90745 Telephone s/or e-mail: 310 626 7878	N/A
3	Roy D. Mora Sr Signature: Roy D Mora Sr.	444 E. 249th St Carson Zip Code: 90745 Telephone s/or e-mail: 310 254 6219	

Please return to:
 SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

RIVERSIDE CITY COUNCIL Ward Map

Source:
City Clerk's Office
(951) 826-5557
enicol@riversideca.gov



Nov. 25, 2015
Published as a public service by PASS IT ON! Free.

170/551

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

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- 5) The Northside is located at the junction of the overlapping Cahuilla, Gabrielino, Serrano and Luiseno tribal boundaries where native artifacts have been discovered that indicate it was once occupied. It is also the oldest non-native settlement in the city and county of Riverside (La Placita de los Trujillos, 1845). Displacement of existing rural, recreational and residential uses by incompatible development would mean certain loss of the neighborhood's unique identity and heritage.

We believe that however a property is zoned, no property owner has the moral or legal right to cause harm to neighboring properties, their owners, or their tenants. Property rights are reciprocal, and the rights of one property owner do not outweigh the rights of any other property owner.

We wish to appeal this case to the Planning Commission or City Council so these matters and others pertaining to the proposed project can be addressed with a full Environmental Impact Report and Public Hearing.

1	Name please print legibly Heather Dunham	Address number, street, apt 3550 NASH ST	WARD 1
	Signature 	Zip Code Telephone #/or e-mail 92501 (951) 530-8980	
2	Name please print legibly MARK DUNHAM	Address number, street, apt 3550 NASH ST	WARD 1
	Signature 	Zip Code Telephone #/or e-mail 92501 (951) 530-8980	
3	Name please print legibly YVETTE GARCIA	Address number, street, apt 1413 Pace of Riverside	WARD
	Signature 	Zip Code Telephone #/or e-mail 92501 951 961-4550	

Please return to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

187/ 578

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LANE AND CENTER STREET

We, the undersigned citizens of Riverside & environs, oppose the proposed warehouse project cited above, to be located directly across Placentia Lane from the AYSO-operated Ab Brown Sports Complex, down Center Street from the Trujillo Adobe State Historic Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

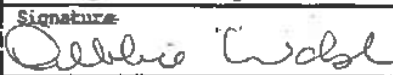
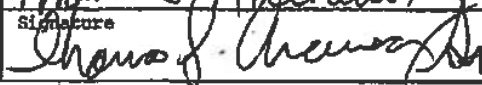
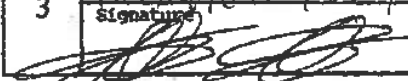
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck traffic, adversely affect air quality, or degrade recreational and open spaces [Riverside General Plan 2025, Amended 2013: LU-105 through LU-110].

Construction of a giant warehouse at this site or anywhere else in this still viable rural-residential neighborhood would destroy its character and the Quality of Life for the 10,000 people who call the Northside home. It would also set a precedent that would, in time, destroy the neighborhood altogether because of the following reasons:

- 1) Heavy truck traffic, however it is routed, would nevertheless be brought onto long-established residential roads, narrow country lanes, and commercial streets that were never meant to handle 18-wheelers or twin-trailer big rigs;
- 2) Heavy truck traffic would necessarily generate harmful fumes along these routes as well as residential and commercial sites around the warehouse while idling their engines for hours at a time;
- 3) Such traffic would also generate an undesirable level of noise, harmful to those nearby and seriously annoying to those further away;
- 4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and;
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1	Name <i>please print legibly</i> Debbie WALSH	Address <i>number, street, apt</i> 18315 Ellsworth St		WARD 1st District Near Walrus
	Signature 	Zip Code 92570	Telephone &/or e-mail 951-722-4785	
2	Name <i>please print legibly</i> Thomas J. Arzeneaux	Address <i>number, street, apt</i> 1030 N. Orange St		WARD 2
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-231-7389	
3	Name <i>please print legibly</i> Alexander FOYKO	Address <i>number, street, apt</i> 3550 Nash St		WARD 2
	Signature 	Zip Code 92501	Telephone &/or e-mail (909) 332-9773	

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