

**From:** [smateja@earthlink.net](mailto:smateja@earthlink.net) [mailto:[smateja@earthlink.net](mailto:smateja@earthlink.net)]

**Sent:** Wednesday, August 31, 2016 9:22 PM

**To:** 'Karen Renfro' <[k.a.renfro7@gmail.com](mailto:k.a.renfro7@gmail.com)>; Bailey, Rusty <[RBailey@riversideca.gov](mailto:RBailey@riversideca.gov)>; Gardner, Mike <[MGardner@riversideca.gov](mailto:MGardner@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Soubirous, Mike <[msoubirous@riversideca.gov](mailto:msoubirous@riversideca.gov)>; Davis, Paul <[PDavis@riversideca.gov](mailto:PDavis@riversideca.gov)>; MacArthur, Chris <[CMacArthur@riversideca.gov](mailto:CMacArthur@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; Burnard, John <[JBurnard@riversideca.gov](mailto:JBurnard@riversideca.gov)>

**Cc:** Russo, John A. <[jrusso@riversideca.gov](mailto:jrusso@riversideca.gov)>; Geuss, Gary <[GGeuss@riversideca.gov](mailto:GGeuss@riversideca.gov)>; Nicol, Colleen <[CNicol@riversideca.gov](mailto:CNicol@riversideca.gov)>; Marysheva-Martinez, Marianna <[MMMartinez@riversideca.gov](mailto:MMMartinez@riversideca.gov)>; Zelinka, Al <[azelinka@riversideca.gov](mailto:azelinka@riversideca.gov)>; Nguyen, Alexander <[ANguyen@riversideca.gov](mailto:ANguyen@riversideca.gov)>; Guzman, Rafael <[RGuzman@riversideca.gov](mailto:RGuzman@riversideca.gov)>; Ramirez, Emilio <[ERamirez@riversideca.gov](mailto:ERamirez@riversideca.gov)>; Eastman, Jay <[JEastman@riversideca.gov](mailto:JEastman@riversideca.gov)>; Murray, David <[DMurray@riversideca.gov](mailto:DMurray@riversideca.gov)>; Gettis, Erin <[EGettis@riversideca.gov](mailto:EGettis@riversideca.gov)>; Balachandran, Girish <[Girish@riversideca.gov](mailto:Girish@riversideca.gov)>; Milligan, Kevin <[KMILLIGAN@riversideca.gov](mailto:KMILLIGAN@riversideca.gov)>; Jorgenson, Todd <[TJorgenson@riversideca.gov](mailto:TJorgenson@riversideca.gov)>; Martinez, Kris <[KMARTINEZ@riversideca.gov](mailto:KMARTINEZ@riversideca.gov)>; Cruz, Adolfo <[AdCruz@riversideca.gov](mailto:AdCruz@riversideca.gov)>; Mundy, Sarah <[SMundy@riversideca.gov](mailto:SMundy@riversideca.gov)>; Sennewald, Yvette <[YSENEWALD@riversideca.gov](mailto:YSENEWALD@riversideca.gov)>; Mark Acosta <[macosta@pe.com](mailto:macosta@pe.com)>; Alicia Robinson <[arobinson@pe.com](mailto:arobinson@pe.com)>; Suzanne Hurt <[shurt@pe.com](mailto:shurt@pe.com)>; [colton@citynewsgroup.com](mailto:colton@citynewsgroup.com); [grandterrace@citynewsgroup.com](mailto:grandterrace@citynewsgroup.com); [highgrovenews@roadrunner.com](mailto:highgrovenews@roadrunner.com)

**Subject:** [External] RE: NORTHSIDE SPECIFIC PLAN CONSULTANT SELECTION

Karen etal,

I found number four compelling; I would like to see quality development of this area that would include historical provisions. If we want to build Riverside up and attract visitors from outside the IE, we should not ignore land use with potential such as this. I remember when the Mission Inn was on the verge of demolition and it was saved and has prospered. There may not be money at this time for the type of development that your collective groups want but I would like to see a master plan that would allow this property to be saved for the day that development could happen. Warehouses do not attract tourists, warehouses do not improve the quality of life of residents and warehouses do not elevate that status or stature of Riverside.

Respectfully,

Sharon Mateja

PS The purpose of a Master Plan is to develop and improve this land through a long-range plan that considers all elements and provides for current and future harmony and enrichment of the property. I would encourage the city to not rush into a plan that has not considered the future and the residents. (I used to work for Ruhnau Evans Steinman (now called Ruhnau Ruhnau Clarke & Associates), architects for City Hall, Hall of Records and from them I learned the value of "the master plan".

**From:** Karen Renfro [mailto:[k.a.renfro7@gmail.com](mailto:k.a.renfro7@gmail.com)]

**Sent:** Wednesday, August 31, 2016 8:02 PM

**To:** Bailey, Rusty; Gardner, Mike; [asmelendrez@riversideca.gov](mailto:asmelendrez@riversideca.gov); Soubirous, Mike; PaulDavis; [cmacarthur@riversideca.gov](mailto:cmacarthur@riversideca.gov); [jperry@riversideca.gov](mailto:jperry@riversideca.gov); Burnard, John

**Cc:** Russo, John A.; [ggeuss@riversideca.gov](mailto:ggeuss@riversideca.gov); Nicol, Colleen; [mmmartinez@riversideca.gov](mailto:mmmartinez@riversideca.gov); Zelinka, Al; [anguyen@riversideca.gov](mailto:anguyen@riversideca.gov); Guzman, Rafael; Ramirez, Emilio; Jay Eastman; Murray, David; Erin Gettis; [girish@riversideca.gov](mailto:girish@riversideca.gov); Milligan, Kevin; [tjorgenson@riversideca.gov](mailto:tjorgenson@riversideca.gov); [kmartinez@riversideca.gov](mailto:kmartinez@riversideca.gov);

[adcruz@riversideca.gov](mailto:adcruz@riversideca.gov); [smundy@riversideca.gov](mailto:smundy@riversideca.gov); Sennewald, Yvette; Mark Acosta; Alicia Robinson; [shurt@pe.com](mailto:shurt@pe.com); [colton@citynewsgroup.com](mailto:colton@citynewsgroup.com); [grandterrace@citynewsgroup.com](mailto:grandterrace@citynewsgroup.com); Barney Barnett  
**Subject:** NORTHSIDE SPECIFIC PLAN CONSULTANT SELECTION

Aug. 31, 2016

The Honorable  
William R. "Rusty" Bailey III,  
Mayor of Riverside  
3900 Main Street  
Riverside, California 92522                      CC: Riverside City Council

NORTHSIDE SPECIFIC PLAN CONSULTANT SELECTION  
Riverside City Council Meeting: Sept. 13, 2016

Honorable Mayor and Members of the City Council:

As I did not cover all my concerns in the Aug. 30 Land Use Committee meeting's public comment period, I am bringing four of my greatest concerns about this matter to your attention.

First:

Rick Engineering, one of Riverside's most prestigious engineering firms, includes in their client references cited on page 175 of Council's Land Use Committee agenda item information at least one developer who has done a number of sizable projects for the City of Riverside.

Now, in the private sector, this is obviously a coveted credential. But when a prospective client is a local municipality, it is a serious liability.

For this reason, and this reason alone, I do not think city officials should give extra points to local contractors.

But the issue is not who this developer is so much as that he is closely tied to both Rick Engineering as a client and the City of Riverside as a contractor *and* beneficiary of public largesse by virtue of his past, present and perhaps future projects.

On this point alone I am forced to question the wisdom of staff's recommendation, especially as this firm's bid was the highest and community consensus preferred a rival firm with a lower bid.

Second:

Although I am not persuaded it is improper for Riverside's Public Utilities Department to lend money to the City for the Northside Specific Plan, I do have reservations about doing so for other reasons.

Because RPU holds three separate properties located in the Northside's former La Placita (1845-70)/Spanish Town (1870-1912) area that utilities officials have previously identified as sites they would like to sell to developers, and it is proposed that RPU would be paid back by developer-fees from the City for unspecified development projects involving these properties, it cannot escape the notice of the chosen consultant that a final proposal calling for protection of existing open-spaces with potential as historic venues on the RPU-held properties may not be what their client is hoping for.

Third:

The Northside Specific Plan process so far has involved a number of meetings between City staff and a number of local organizations. (I do not know if there were meetings with individuals, for nothing has been said about that as far as I am aware.)

But, should this process go forward, it would be better for everyone involved if the "community" and "stake-holder" meetings were conducted as public sessions for all interested parties. That way everyone involved would hear what everyone else had to say and there would be no surprises. This would also eliminate a reason to find fault with the process.

Fourth:

As the Trujillo Adobe (1862) is now a city, county and state landmark, and the Trujillo Family is pursuing federal recognition, and the National Park Service recently identified the dwelling as a site with high-potential historic significance to the Old Spanish National Historic Trail that could become a tourist attraction, and the Northside's industrial zones and Pellissier Ranch are within the boundaries of La Placita which have a tangible connection to the Old Spanish Trail, the assumption that industrial and other intense urban development anywhere in the Northside is the only viable land use option can be dismissed altogether without harming the possibility of abundant future revenues for the City treasury.

A way to save the Northside's rural-residential character and promote viable, desirable economic development has providentially opened up for us, and lay the foundation of a new beginning for the people of the city's oldest neighborhood.

I hope you will consider them when the Land Use Committee's recommendation goes to the full Council on Sept. 13th.

Thank you for the privilege of being involved in the Specific Plan process.

My very best wishes,

Karen Renfro  
(951)787-0617  
k.a.renfro7@gmail.com

Member:  
Springbrook Heritage Alliance  
Northside Improvement Association  
St. Andrew's Terraces Homeowners  
Riverside Historical Society  
Friends of Blue Mountain  
Old Spanish Trail Association  
Academy of Living History Performing Arts

---

**Subject:**

FW: [External] Northside Specific Plan

---

**From:** Barbara [<mailto:kwyatt10@att.net>]

**Sent:** Monday, November 16, 2015 2:27 PM

**To:** Murray, David; Gardner, Mike

**Cc:** Russo, John A.; Zelinka, Al; Nicol, Colleen; [RGuzman@riversideca.com](mailto:RGuzman@riversideca.com); [eramirez@riversideca.com](mailto:eramirez@riversideca.com); Eastman, Jay; Karen Renfro; [epolcene@juno.com](mailto:epolcene@juno.com); [nancy.melendez@icloud.com](mailto:nancy.melendez@icloud.com)

**Subject:** [External] Northside Specific Plan

Dear Mr. Murray and Mr. Gardner,

I would like to express my concern and belief that the Northside neighborhood is at a precarious point where without conscientious commitment for responsible development an area of single family homes, family run businesses- some that have operated for decades- and documented historic sites may succumb to the designation of another industrial park, such as happened to the Hunter Park Neighborhood, which exists no more.

The construction of huge warehouses is all the rage on the timeline of our ever changing economy. But residents must insist that elected leaders and city officials favor the long term public good over short term returns. Consider the construction trend of huge indoor malls during the 1970s, parcels that now burden our neighboring cities of San Bernardino and Redlands with blight and economic woe.

The Springbrook Arroyo is undeniably the central physical influence within the Northside. It has shaped the landscape and channeled flowing waters for centuries. We will all be reminded of the importance of properly maintaining the Santa Ana River watershed system during the pending El Niño season. The restoration and maintenance of this historic natural feature should receive careful consideration. I am a supporter of the Springbrook Heritage Alliance Parklands and Walking Trails Proposal and request that the consultants for the General Plan study it and avail themselves of the wealth of available documentation regarding irreplaceable cultural sites that exist in the Northside.

My observation upon entering Riverside from the North, leaving the cheap looking warehouses of the Jurupa Valley and Rialto area behind and crossing over the river into our city, is that Riverside still welcomes people with a noticeable buffer of open space and trees. It is the residents' request that future development will respectfully embrace this unique mixture of our local businesses and residents who hold the treasures of the Northside Neighborhood dear to their hearts. Thank you.

Respectfully,

Barbara Garcia

3482 Cote Ln

Riverside CA 92501

951 218 9118

,

Sent from my Samsung Galaxy Tab®4

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
C&ED Director

---

**Subject:** FW: [External] Proposed 308,000 sq. ft. Center Street Commerce Center project

Dear Riverside City Council Land Use Committee,

I understand the Land Use Committee will discuss the proposed Center Street Commerce Center project tomorrow afternoon. As I'm unable to attend this meeting I would like you to know that I am completely against this use of a valuable Riverside asset. We do not need this type of warehouse & all the negative activities that accompany it. It does not benefit the local community or the greater Riverside citizenry. It will not improve our quality of life instead it will further compromise it. We have the 2nd worst air quality in the nation. Why would Riverside even consider a proposal that would make it worse?

Even more disturbing is the proposed fuel station/drive-thru between Main & Orange by the 60/215 interchange (planning case P15-0907-0910). I understand this would be a refueling option for the large freight trucks who would be using the proposed CSCC. This would impact the closer Downtown neighborhoods & further clog access onto the 60/215 which is already near gridlock.

In conclusion, I hope that you & your committee will vote against this ill advised plan.

Thank you.

Regards,

Michael Mazgai  
Downtown Riverside resident

**RECEIVED**

AUG 29 2016

City of Riverside  
City Clerk's Office

cc: Mayor  
City Council  
City Manager  
City Attorney  
City Clerk  
ACMs  
C&ED Director