

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].

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;
- 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 <i>please print legibly</i> TUSGANGEE HOMCHUEN	Address <i>number, street, apt.</i> 1464 HILLCREST AVE.		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone <i>h/o</i> e-mail (951) 756-1978	
2	Name <i>please print legibly</i> Bea Roa	Address <i>number, street, apt.</i> 3217 Knollway		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone <i>h/o</i> e-mail 951 6840684	
3	Name <i>please print legibly</i> Trinni Esparza Ruiz	Address <i>number, street, apt.</i> 1495 N. Orange St.		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone <i>h/o</i> 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

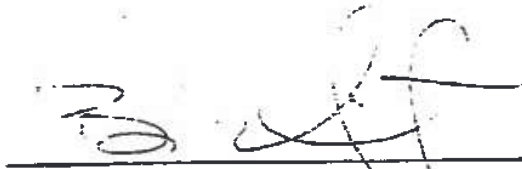
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

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;
- 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.

	Name please print legibly	Address number, street, apt.	WARD
1	Elizabeth Signature: Elizabeth Lawrence	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	

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

250/696

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;
- 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 <i>please print legibly</i> Elice Irineo	Address <i>number, street, apt</i> 3434 Cote Ln		WARD 1
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail ea. irineo@sbjglobal.net	
2	Name <i>please print legibly</i> Javier Ramirez	Address <i>number, street, apt</i> 906 Post St		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail (909) 991-6227	
3	Name <i>please print legibly</i> Eric Sanchez	Address <i>number, street, apt</i> 1450 Powell way		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail 255-5792	

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

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

249/693

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.

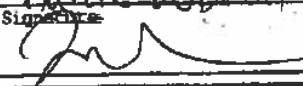
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck 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;
- 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 <i>please print legibly</i> Karen Dubran Signature 	Address number, street, apt. 3534 Castan Street Zip Code 92501 Telephone &/or e-mail 951 300 8076	WARD
2	Name <i>please print legibly</i> Michael Diaz Signature 	Address number, street, apt. 2451 Earl Dr. Zip Code 92501 Telephone &/or e-mail 951 534-4471	WARD
3	Name <i>please print legibly</i> Rosa Elizarraras Signature 	Address number, street, apt. 3482 Castan St. Zip Code 92501 Telephone &/or e-mail 951 686-3425	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

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

248/690

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;
- 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 <i>Angele Savell</i>	Address number, street, apt. <i>1449 Powell Way</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>951 241 6437</i>	
2	Name please print legibly <i>JAVIER VARGAS</i>	Address number, street, apt. <i>3606 ELLIOTTA DR</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>951 288 1662</i>	
3	Name please print legibly <i>Linda Jones</i>	Address number, street, apt. <i>1235 GAZANIA Ctr.</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92507</i>	Telephone &/or e-mail <i>951 683-1909</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

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

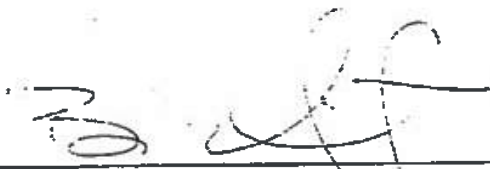
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

247/687

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 CIP 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;
- 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 Rosalia Aguilar	Address number, street, apt. 1561 JEFF CT		WARD
	Signature [Signature]	Zip Code 92501	Telephone s/or e-mail (951) 907-0473	
2	Name please print legibly TYSON HOMCHEN	Address number, street, apt. 1464 Hillcrest Ave RIVERSIDE CA 92501		WARD
	Signature [Signature]	Zip Code 92501	Telephone s/or e-mail 951-750-0713	
3	Name please print legibly Suriga Homchen	Address number, street, apt. 1464 Hillcrest Ave Riverside, CA		WARD
	Signature [Signature]	Zip Code 92501	Telephone s/or e-mail 951-781-6282	

Please return to:

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



City of Riverside

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

246/684

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:
- 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.

	Name <i>please print legibly</i>	Address <i>number, street, apt.</i>	WARD
1	Maria B. <i>[Signature]</i>	413 Devenex St. Zip Code 92507 Telephone #/or e-mail 951 410 5949	
2	Martha Jacobsen <i>[Signature]</i>	1392 N. Orange St. Zip Code 92501 Telephone #/or e-mail 951-579-3989	
3	Maria Mendez <i>[Signature]</i>	1200 Edgewood Me. Zip Code 92501 Telephone #/or e-mail 951/2240380	

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

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 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;
- 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.

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

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

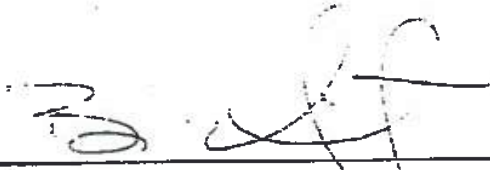
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

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.

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:
- 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.

	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	

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) 826-3371 | FAX (951) 826-3981

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

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.

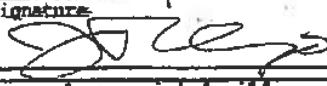
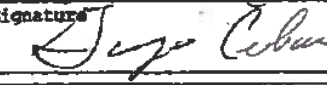
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck 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;
- 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 <i>please print legibly</i> John Crispo	Address number, street, apt. 3554 Cartm4 St		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 562-228-5012	
2	Name <i>please print legibly</i> GIOAGIO CERBONI	Address number, street, apt. 3498 Castaic St.		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-743-2370	
3	Name <i>please print legibly</i> WA CERBONI	Address number, street, apt. 3498 Castaic St		WARD
	Signature 	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 JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HERewith ARE THE FOLLOWING ITEMS:

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

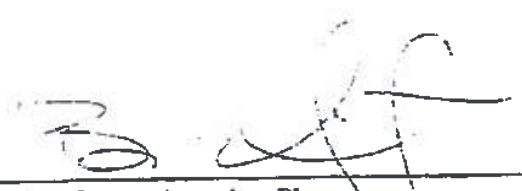
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

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

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:
- 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 <i>Lari Skendrovich</i>	Address number, street, apt. <i>3584 Castaic St</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>(951) 329-1333</i>	
2	Name please print legibly <i>PAUL SKENDROVICH JR</i>	Address number, street, apt. <i>3584 CASTAIC ST</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>951-436-6219</i>	
3	Name please print legibly <i>HOMER SKENDROVICH</i>	Address number, street, apt. <i>3584 CASTAIC ST</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>(951) 782-8624</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

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

246/689

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

RB: 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;
- 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 <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 Cortes	Address <i>number, street, apt.</i> EDELWEISS AVE		WARD
	Signature FAUSTINO Cortes	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

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) 826-3371 | FAX (951) 826-5981

295/686

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:
- 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 <i>please print legibly</i> <i>Domonique Bicus</i>	Address number, street, apt. <i>Hillcrest</i>		WARD
	Signature <i>Domonique Bicus</i>	Zip Code <i>92501</i>	Telephone s/or e-mail <i>Hillcrest</i>	
2	Name <i>please print legibly</i> <i>Esma Oregel</i>	Address number, street, apt. <i>1528 Hillcrest Ave</i>		WARD
	Signature <i>Esma Oregel</i>	Zip Code <i>92501</i>	Telephone s/or e-mail <i>—</i>	
3	Name <i>please print legibly</i> <i>Bernice Ruess</i>	Address number, street, apt. <i>1560 Hillcrest</i>		WARD
	Signature <i>Bernice Ruess</i>	Zip Code <i>92501</i>	Telephone s/or e-mail <i>951 850 0907</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

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

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

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;
- 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 KANSI S. PETERS	Address number, street, apt. 1644 Hillcrest Ave.		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-543-7272	
2	Name please print legibly Rodi Volante	Address number, street, apt. 1644 Hillcrest Ave.		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-0622	
3	Name please print legibly HEINA O. DADABHOT	Address number, street, apt. 3608 Post St		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 949-502-1781	

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) 826-3371 | FAX (951) 926-3981

243/680

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:
- 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 <i>Scott W. Leitch</i>	Address number, street, apt. <i>12716 Brange St</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>-</i>	
2	Name please print legibly <i>Patricia Scott</i>	Address number, street, apt. <i>12716 Brange St</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>(951) 315-6295</i>	
3	Name please print legibly <i>Jeannette Davis</i>	Address number, street, apt. <i>12716 Orange St</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>951 203 1216</i>	

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

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

242/677

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: LG-105 through LW-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;
- 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 <i>please print legibly</i> Stephanie Rivera	Address <i>number, street, apt.</i> 1560 Hillcrest Ave		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail 951-525-7518	
2	Name <i>please print legibly</i> Stacey Escamilla	Address <i>number, street, apt.</i> 3498 Cote Ln		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail (951) 907-6361	
3	Name <i>please print legibly</i> Maria Garcia	Address <i>number, street, apt.</i> 3498 Cote Ln		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail 951-880-5199	

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

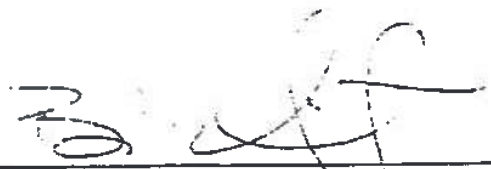
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

241/674

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.

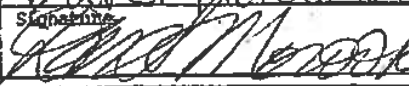
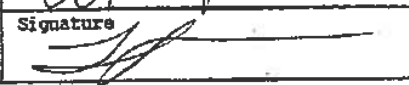
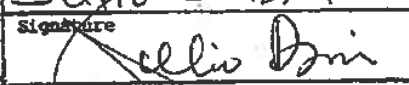
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck 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;
- 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 <i>please print legibly</i> Daniel Merrookian Kohn	Address <i>number, street, apt.</i> 1424 Hillcrest		WARD
	Signature 	Zip Code 92501	Telephone s/or e-mail 951-787-7781	
2	Name <i>please print legibly</i> Wis Hadu	Address <i>number, street, apt.</i> 1560 HILLCREST AVE		WARD
	Signature 	Zip Code 92501	Telephone s/or e-mail 951/313-2868	
3	Name <i>please print legibly</i> Julio E. BARRIOS	Address <i>number, street, apt.</i> 3437 TIDEL WAY		WARD
	Signature 	Zip Code 92501	Telephone s/or e-mail 5926frecc@yahoo	

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

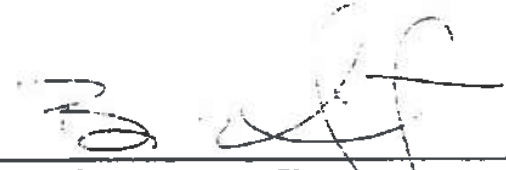
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

270/671

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;
- 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 <i>please print legibly</i> ANTONIO PADILLA Signature <i>[Signature]</i>	Address <i>number, street, apt.</i> 1560 Hillcrest Ave Zip Code 92501 Telephone <i>8/or e-mail</i> 980 319 6000	WARD
2	Name <i>please print legibly</i> M. J. Jimenez Signature <i>[Signature]</i>	Address <i>number, street, apt.</i> 1560 Hillcrest Ave Zip Code 92501 Telephone <i>8/or e-mail</i> 980 833 0655	WARD
3	Name <i>please print legibly</i> ELENA A BARRIOS Signature <i>[Signature]</i>	Address <i>number, street, apt.</i> 3437 TIDEL WAY Zip Code 92501 Telephone <i>8/or e-mail</i> 951-783-9019	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

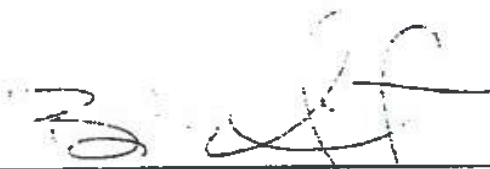
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

237/668

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;
- 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 Jesus M. Aguilar Socho	Address number, street, apt. 1566 Jeff Ct.		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail (951) 907-0473	
2	Name please print legibly Solovador Gonzalez	Address number, street, apt. 3408 Fidei Way		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail	
3	Name please print legibly Robert J. Kohn	Address number, street, apt. 1424 Hillcrest Ave		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone &/or e-mail 951-787-7781	

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

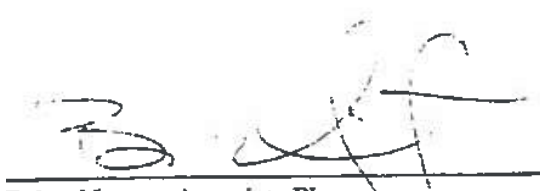
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

236/665

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 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:
- 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 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

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) 826-3373 | FAX (951) 826-3981

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

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;
- 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 <i>ELMOUSE GRACE</i>	Address number, street, apt. <i>1393 Edgemoor 156</i>		WARD
	Signature <i>Elmouse Grace</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>784-2218</i>	
2	Name please print legibly <i>LINA BARON-MACHAN</i>	Address number, street, apt. <i>3410 Tidel Way</i>		WARD
	Signature <i>Lina Baron-Machan</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>951-544-6933</i>	
3	Name please print legibly <i>JOSIE MURRAY</i>	Address number, street, apt. <i>3450 Tidel Way</i>		WARD
	Signature <i>Josie Murray</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>951-347-0053</i>	

Please return to:

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



Curriculum & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS
JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HERE WITH ARE THE FOLLOWING ITEMS:

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

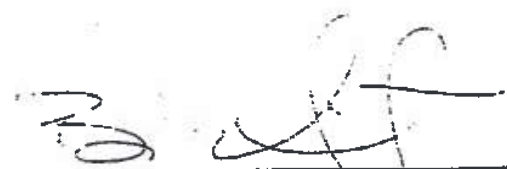
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

236/659

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;
- 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 <i>Mark Engel</i> MARK ENGEL	Address number, street, apt. 793 Forest Park Dr.	WARD
	Signature <i>Mark Engel</i>	Zip Code 92501	Telephone &/or e-mail 951-6869479
2	Name please print legibly <i>Fay Fletcher</i>	Address number, street, apt. 952 N. Orange St	WARD
	Signature <i>Fay Fletcher</i>	Zip Code 92501	Telephone &/or e-mail 951-682-9076
3	Name please print legibly <i>Edel Wiess</i>	Address number, street, apt. 1392 Edel Wiess Ave	WARD
	Signature <i>Edel Wiess</i>	Zip Code 92507	Telephone &/or e-mail 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

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

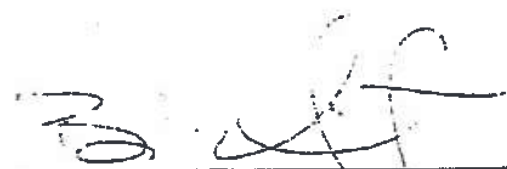
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

235/656

TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

83

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;
- 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 <i>please print legibly</i> 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 <i>please print legibly</i> 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 <i>please print legibly</i> 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

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) 926-5981

Post
Wohlgemuth
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

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:
- 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 John W. Farmer	Address number, street, apt. 3640 Columbia Ave.	WARD
	Signature John W. Farmer	Zip Code 92501	Telephone a/or e-mail 951-686-1013
2	Name please print legibly JUN CARLOS DOMINGUEZ	Address number, street, apt. 92501 909 371 4339	WARD
	Signature JUN CARLOS DOMINGUEZ	Zip Code 92501	Telephone a/or e-mail 909-371 4339
3	Name please print legibly Vanessa Aguilarsocho	Address number, street, apt. 1566 Jeff Ct.	WARD
	Signature Vanessa Aguilarsocho	Zip Code 92501	Telephone a/or e-mail (951) 756-3138

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

233/650

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.

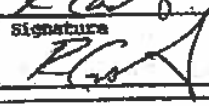
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck 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;
- 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 ISAAC CEDILLO	Address number, street, apt. 1250 GAZANIA C/A,		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail IZZY4UN/MERGMAIL	
2	Name please print legibly Marlene Mathis	Address number, street, apt. 1545 Marsh Way		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail mathism3@k32@gmail.com	
3	Name please print legibly RCA	Address number, street, apt. 1450 MARSH WAY 92501		WARD
	Signature 	Zip Code	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

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

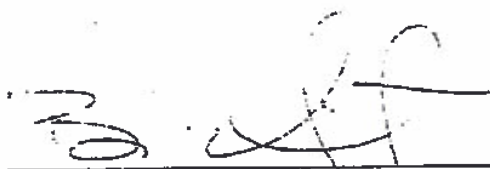
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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) 826-5961

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].

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;
- 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 Adolfo Ruiz	Address number, street, apt. 1445 N. Orange St		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail adolfo.ruiz@yahoo.com	
2	Name please print legibly Julissa Ruiz	Address number, street, apt. 1445 N. Orange St		WARD
	Signature <i>[Signature]</i>	Zip Code 92501	Telephone s/or e-mail	
3	Name please print legibly Maria Lora	Address number, street, apt. 1477 Orange St		WARD
	Signature <i>[Signature]</i>	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

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

231/643

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.

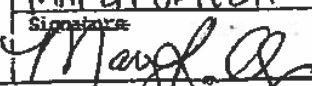
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck 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:
- 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 MARIA ORTEGA	Address number, street, apt. 14623 Jeff Ct.		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 323 642 0576	
2	Name please print legibly MARTY ROSSA	Address number, street, apt. 3421 TIDEL WAY		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-788-9405	
3	Name please print legibly Alejandro Irineo	Address number, street, apt. 3434 COLE Lane		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-544-1719	

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

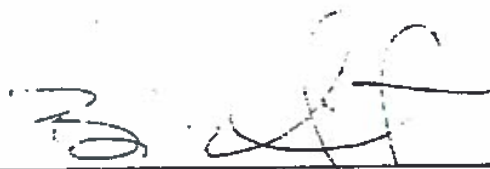
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

2307640

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;
- 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 William Grunp	Address number, street, apt. 3386 Spring Garden St, R.V		WARD 1
	Signature <i>William Grunp</i>	Zip Code 92501	Telephone s/or e-mail 951 233 6410	
2	Name please print legibly BASTIANT	Address number, street, apt. 845 Mallorca Ct		WARD
	Signature <i>BASTIANT</i>	Zip Code 92501	Telephone s/or e-mail 949-800-9747	
3	Name please print legibly Cesar Cambero	Address number, street, apt. 845 Mallorca Ct		WARD
	Signature <i>Cesar Cambero</i>	Zip Code 92501	Telephone s/or e-mail 909 896 6010	

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

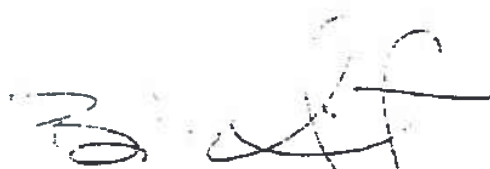
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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 I.

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

227/637

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;
- 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 Chris Hebert	Address number, street, apt. 1392 Edelweiss Ave	WARD
	Signature Chris Hebert	Zip Code 92501	Telephone &/or e-mail 951-684-2116
2	Name please print legibly MARLA CASTANEDA	Address number, street, apt. 92501 1211 Edelweiss Ave	WARD
	Signature Emilene Cortes	Zip Code 92501	Telephone &/or e-mail 1211 EDELWEISS AVE
3	Name please print legibly Rose Marie Dewey	Address number, street, apt. 3342 Spring Garden St	WARD
	Signature Rose Marie Dewey	Zip Code 92507	Telephone &/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

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

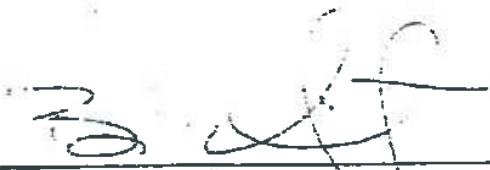
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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) 826-5373 | FAX (951) 826-5581

226/634

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;
- 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 Catherine Gudis	Address number, street, apt. 900 University Ave		WARD
	Signature <i>C. 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>R. 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

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

222/621

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:
- 5) The Northside is located at the junction of the overlapping Cahuilla, Gabriellino, 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 <i>Henry James Vasquez</i>	Address number, street, apt <i>660 S. 5th St.</i>		WARD <i>Colton</i>
	Signature <i>Henry James Vasquez</i>	Zip Code <i>92324</i>	Telephone &/or e-mail <i>HJVsgzTMSA@shcglobal.net</i>	
2	Name please print legibly <i>Mike Murphy</i>	Address number, street, apt <i>970 W. C. St Colton</i>		WARD <i>Colton</i>
	Signature <i>Michael P Murphy</i>	Zip Code <i>92324</i>	Telephone &/or e-mail <i>MARIANMURPHY@AOL</i>	
3	Name please print legibly <i>MARIAN P MURPHY</i>	Address number, street, apt <i>970 WEST E ST</i>		WARD <i>Colton</i>
	Signature <i>Marian P Murphy</i>	Zip Code <i>92324</i>	Telephone &/or e-mail <i>SAME AS ABOVE</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

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) 826-5381

324/628

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.

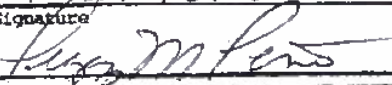
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck 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:
- 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 <i>please print legibly</i> Ed Pearson	Address <i>number, street, apt.</i> 290 Cowan St Colton		WARD
	Signature 	Zip Code 92324	Telephone &/or e-mail 908783-4978	
2	Name <i>please print legibly</i> David Rios	Address <i>number, street, apt.</i> 924 Kimberly Ave		WARD
	Signature 	Zip Code 92374	Telephone &/or e-mail david.rios@ucr.edu	
3	Name <i>please print legibly</i> Peggy Pena	Address <i>number, street, apt.</i> San Ben 3968 Conejo PR		WARD
	Signature 	Zip Code 92404	Telephone &/or e-mail penahoopla@aol.com	

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.

222/625

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].

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;
- 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 <i>please print legibly</i> John M. Penta	Address number, street, apt. 3968 Codejo		WARD
	Signature <i>John M. Penta</i>	Zip Code 92404	Telephone s/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 <i>Brigitte Murphy</i>	Zip Code 92404	Telephone s/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 <i>Dalene Z Morris</i>	Zip Code 92346	Telephone s/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.

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.

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].

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

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

Please return to:

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

Perris CA

OSTA

OSTA



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

229/6/18

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

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;
- 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 <i>Alfred L. Vasquez</i>	Address number, street, apt. <i>901 Helena Cir Costa Mesa</i>		WARD
	Signature <i>Alfred L. Vasquez</i>	Zip Code <i>92626</i>	Telephone &/or e-mail <i>714-545-7864</i>	
2	Name please print legibly <i>Henry James Vasquez</i>	Address number, street, apt. <i>CA</i> <i>644 S. 5th St. Costa Mesa, 92624</i>		WARD
	Signature <i>Henry James Vasquez</i>	Zip Code <i>92624</i>	Telephone &/or e-mail <i>(909) 825-0205</i>	
3	Name please print legibly <i>Jennifer Dickerson</i>	Address number, street, apt.		WARD
	Signature <i>Jennifer Dickerson</i>	Zip Code <i>92507</i>	Telephone &/or e-mail <i>jennidickerson@gmail.com</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

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

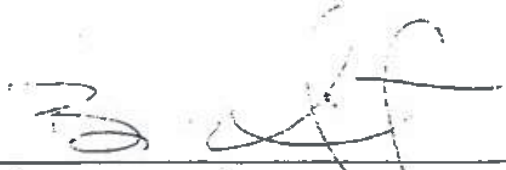
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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) 926-5371 | FAX (951) 926-5981

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

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:
- 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 <i>Datti McIntire</i>	Address number, street, apt. <i>6681 Ave De Palms Riv.</i>		WARD
	Signature <i>Datti McIntire</i>	Zip Code <i>92509</i>	Telephone &/or e-mail <i>951 6832426</i>	
2	Name please print legibly <i>Kathy & Phil Roca</i>	Address number, street, apt. <i>443 W. Palm Ave</i>		WARD
	Signature <i>Kathy Roca</i>	Zip Code <i>92373</i>	Telephone &/or e-mail <i>909) 335-3488</i>	
3	Name please print legibly <i>John & Barbara</i>	Address number, street, apt. <i>18934 6 Row Pl</i>		WARD
	Signature <i>John & Barbara</i>	Zip Code <i>92316</i>	Telephone &/or e-mail <i>909) 877-2580</i>	

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:

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) 826-5372 | 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.

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;
- 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 <i>Jason Rowe</i>	Address number, street, apt. <i>2001 W Agua Mansa Rd</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92329</i>	Telephone &/or e-mail <i>(909) 709-0874</i>	
2	Name please print legibly <i>Amelia Vincent-Fenney</i>	Address number, street, apt. <i>Riverside</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92506</i>	Telephone &/or e-mail <i>(951) 660-8717</i>	
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:

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

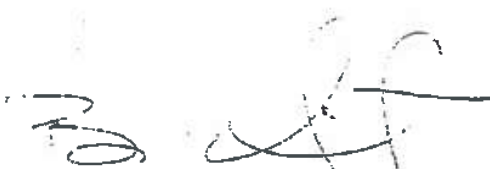
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

226/610

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:
- 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 <i>please print legibly</i> <i>Alfonso R. Cortado</i> Signature	Address number, street, apt. <i>6804 Ventura Ct. 5B</i> Zip Code <i>92407</i> Telephone s/or e-mail <i>909-709-3792</i>	WARD
2	Name <i>please print legibly</i> Signature	Address number, street, apt. Zip Code Telephone s/or e-mail	WARD
3	Name <i>please print legibly</i> Signature	Address number, street, apt. Zip Code Telephone s/or e-mail	WARD

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.

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

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;
- 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.

#	Name <i>please print legibly</i>	Address <i>number, street, apt</i>	WARD
1	Juan Garcia Signature	1546 MARSH WAY Riverside Zip Code 92501 Telephone &/or e-mail (562) 233-3431	WARD
2	Margarita Martinez Signature Margarita Martinez	1545 Marsh Way Zip Code 92501 Telephone &/or e-mail 909 762 0384	WARD
3	Alfred Martinez Signature Alfred Martinez	1545 MARSH WAY Zip Code 92501 Telephone &/or e-mail 951-8504733	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

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) 826-5961

224/606

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.

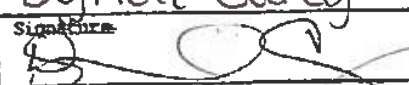
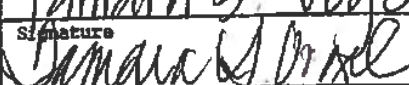
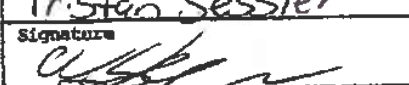
We believe that although the project is consistent with current zoning under the City's Municipal Code, it is also clearly incompatible with the City's General Plan Land Use Guidelines for the Northside which say new construction in BMP and Industrial zones should not block views, increase heavy truck 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;
- 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 <i>please print legibly</i> Dyneil Carey	Address number, street, apt. 1408 Marsh way		WARD
	Signature 	Zip Code 92501	Telephone &/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 &/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 &/or e-mail 909 224 6475	

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

223/603

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:
- 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	Address number, street, apt		WARD
	Signature	Zip Code	Telephone &/or e-mail	
	Christian Sterling	1516 Marsh Way	92501	
2	Name please print legibly	Address number, street, apt		WARD
	Signature	Zip Code	Telephone &/or e-mail	
	Christian Sterling	1516 Marsh Way	92501	951-219-4675
3	Name please print legibly	Address number, street, apt		WARD
	Signature	Zip Code	Telephone &/or e-mail	
	Maria Gonzales	1540 Marsh Way	92501	951-405-9781

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

222/600

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

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

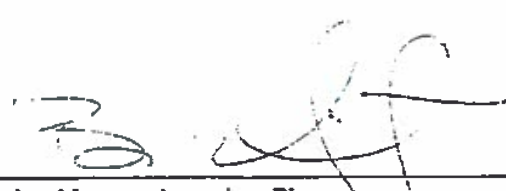
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

721/597

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].

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;
- 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 <i>please print legibly</i> Mary Leona	Address <i>number, street, apt.</i> 3504 St Riverside Ca		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-475-7245	
2	Name <i>please print legibly</i> Francis Flores	Address <i>number, street, apt.</i> 1421 Edmonds Ave		WARD
	Signature 	Zip Code 92501	Telephone &/or e-mail 951-801-2012	
3	Name <i>please print legibly</i> 	Address <i>number, street, apt.</i> 		WARD
	Signature 	Zip Code 	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

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

220/595

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:
- 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 Wendy Eads Signature <i>Wendy Eads</i>	Address number, street, apt. 151 Barret Road Zip Code 92507 Telephone &/or e-mail CSunflower@excite.com	WARD 2
2	Name please print legibly Claudia Trujillo Ramos Signature <i>Claudia Ramos</i>	Address number, street, apt. 22391 Pico St Brantmore Zip Code 92313 Telephone &/or e-mail	WARD
3	Name please print legibly Morris Mendez Signature <i>MM</i>	Address number, street, apt. 74 Santa Rosa Way Zip Code 92504 Telephone &/or e-mail 951-234-7498	WARD 4

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:

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:
- 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 Michaela Montgomery	Address number, street, apt.		WARD 4
	Signature M. Montgomery	Zip Code 92508	Telephone s/or e-mail micman1a@aol.com	
2	Name please print legibly Paula Leivas	Address number, street, apt.		WARD 4
	Signature [Signature]	Zip Code 92508	Telephone s/or e-mail plwog@aol.com	
3	Name please print legibly Robbie Kennedy	Address number, street, apt. 116691 THVHLN		WARD
	Signature R. Kennedy	Zip Code 92504	Telephone s/or e-mail 9512803425	

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:

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

Please return to:

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

211/586

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;
- 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 <i>please print legibly</i> Leah M. Friend	Address <i>number, street, apt.</i> 10483 Killarney Dr.		WARD 5
	Signature <i>Leah M. Friend</i>	Zip Code 92503	Telephone &/or e-mail (951) 689-6366	
2	Name <i>please print legibly</i> LUC NEGRON	3100 Woodard Av.		WARD 2
	Signature <i>Luc Negrón</i>	Zip Code 92507	Telephone &/or e-mail (951) 660-5914	
3	Name <i>please print legibly</i> Judy R. Lauregui	Address <i>number, street, apt.</i> 6070 Muscat Dr.		WARD
	Signature <i>Judy R. Lauregui</i>	Zip Code 92503	Telephone &/or e-mail 909-262-0786	

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

210/584

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

Please return to:

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

207/581

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:
- 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 <i>please print legibly</i> Ken Boer	Address <i>number, street, apt.</i> 6864 Gacer 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 tiaverilly017@gmail.com	
3	Name <i>please print legibly</i> Tina Green	Address <i>number, street, apt.</i> 4259 Alta Vista Drive		WARD
	Signature <i>Tina Green</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
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:
- 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 THOMAS WORKMAN	Address number, street, apt. 31672 Joshua Dr. #330 TRUBUCO CANYON		WARD
	Signature 	Zip Code 92679	Telephone s/or e-mail 714-473-5705	
2	Name please print legibly KATHRYN E. BECK	Address number, street, apt. 31572 JOSHUA 18C TRUBUCO CANYON		WARD
	Signature Kathryn E. Beck	Zip Code 92679	Telephone s/or e-mail 979 858-5849	
3	Name please print legibly MYRA PEREZ	Address number, street, apt. 92507 39 MICHIGAN AVE. RIV.		WARD
	Signature Myra Perez	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

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

Please return to:

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

200/012

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:
- 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 <i>please print legibly</i> Alfredo Adriano	Address <i>number, street, apt.</i> 15028 Marcollesco St.		WARD
	Signature <i>Alfredo Adriano</i>	Zip Code 92530	Telephone &/or e-mail 951-667-0378	
2	Name <i>please print legibly</i> Sigty Lin	Address <i>number, street, apt.</i> 831 Prescott Ct. #P		WARD
	Signature <i>Sigty Lin</i>	Zip Code 92501	Telephone &/or e-mail 951-716-0707	
3	Name <i>please print legibly</i> Amey M. Kuset	Address <i>number, street, apt.</i> 549 San Carlo ave		WARD
	Signature <i>Amey M. Kuset</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
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:
- 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 <i>please print legibly</i> SCOTT SIMPSON	Address <i>number, street, apt.</i> 2750 ORANGE ST		WARD 1
	Signature <i>Scott Simpson</i>	Zip Code 92501	Telephone &/or e-mail 951-682-5484	
2	Name <i>please print legibly</i> RICHARD A. BARNETT	Address <i>number, street, apt.</i> 474 PROSPECT AVE, HIGHGROVE, CA. 92507		WARD
	Signature <i>R.A. Barnett</i>	Zip Code 92507	Telephone &/or e-mail 951-683-4994	
3	Name <i>please print legibly</i> FRANCISCO SOLA	Address <i>number, street, apt.</i> 1242 VIA VISTA DR		WARD 4
	Signature <i>F. Sola</i>	Zip Code 92506	Telephone &/or e-mail Fsola@plata.org	

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

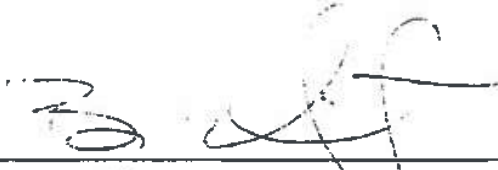
The City of Riverside Planning Department has received an application for a Design Review and Lot Consolidation. The following is a brief description of the project:

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

174/563

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:
- 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 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

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

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
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:
- 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 MARIA G. FARIAS	Address number, street, apt. 8151 ZINDIA 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		WARD
	Signature <i>[Signature]</i>	Zip Code 92506	Telephone &/or e-mail (951) 684-2592	3
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	1

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

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) 826-5373 | FAX (951) 826-5981

192/557

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:
- 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 SHARON JEGLIN	Address number, street, apt. 245 A Wnt Big Springs Rd		WARD 2
	Signature <i>Sharon A Jeglin</i>	Zip Code 92507	Telephone &/or e-mail No Email	
2	Name please print legibly R. David Mora Jr	Address number, street, apt. 926 E. Sepulveda Blvd. N/A		WARD N/A
	Signature <i>R. David Mora Jr</i>	Zip Code 90745	Telephone &/or e-mail 310 626 7878	
3	Name please print legibly Roy D. Mora Sr	Address number, street, apt. 444 E. 249TH ST CHASON		WARD
	Signature <i>Roy D Mora Sr</i>	Zip Code 90745	Telephone &/or e-mail 310 254 6219	

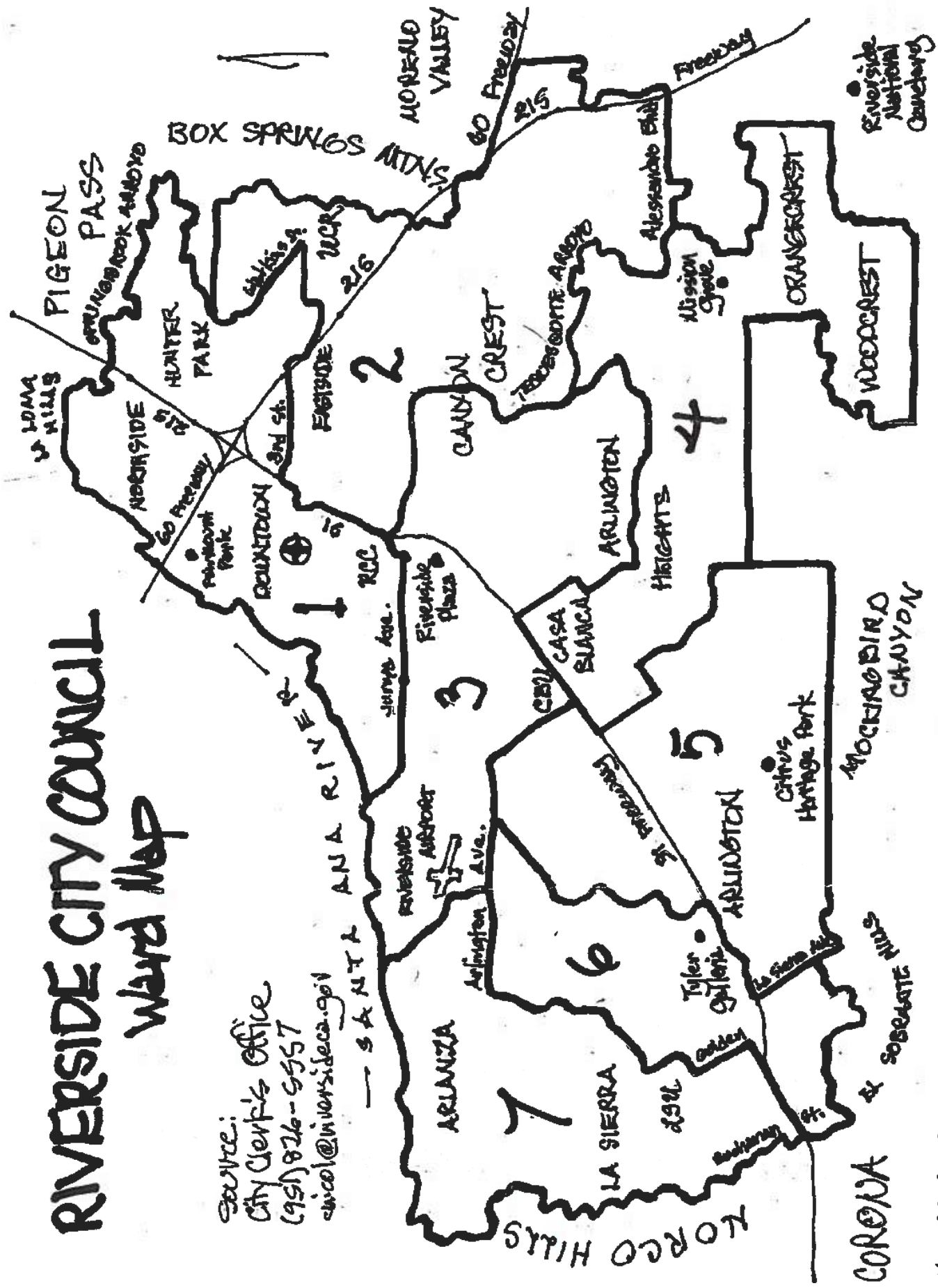
Please return to:

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
civic@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:

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;
- 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 <i>Heather Dunham</i>	Address number, street, apt. <i>3550 NASH ST.</i>		WARD <i>1</i>
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>(951) 530-8980</i>	
2	Name please print legibly <i>MARK DUNHAM</i>	Address number, street, apt. <i>3550 NASH ST</i>		WARD <i>1</i>
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>(951) 530-8980</i>	
3	Name please print legibly <i>Yvette Garcia</i>	Address number, street, apt. <i>1413 Pace Ct Riverside</i>		WARD
	Signature <i>[Signature]</i>	Zip Code <i>92501</i>	Telephone &/or e-mail <i>951 961-4550</i>	

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;
- 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 <i>please print legibly</i> Debbie WALSH	Address number, street, apt 18315 Ellsworth St	WARD 1st District North Valley
	Signature <i>Debbie Walsh</i>	Zip Code 92570	Telephone &/or e-mail 951-722-4785
2	Name <i>please print legibly</i> Thomas J. Argeneaux	Address number, street, apt 1030 N. Orange St	WARD 2
	Signature <i>Thomas J. Argeneaux</i>	Zip Code 92501	Telephone &/or e-mail 951-231-7389
3	Name <i>please print legibly</i> Alexander Fournko	Address number, street, apt 3550 Nash St	WARD 1
	Signature <i>Alexander Fournko</i>	Zip Code 92501	Telephone &/or e-mail (909) 332-9773

Please return to:

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

