252/ 102

TO THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

RB: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WARREQUEE 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 Mistoric Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

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

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- 4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and:
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1	Name please print lagisly TUSSANGE HOMCHUSA Signature	Address number, street apt 1464 MILLCREST AVS Zip Code L'Telephone B/or e-mail 92501 (951) 756/1978	WARD
2	Signature)	Address number; street, apt. 32/7 KNOIIWAG Sip Code Telephone E/of e-mail 9250/ 951 6840684	
3 .	Trinni Esparza Ruiz Signature Orinni Esparza Ruiz	1495 N. Orange St. 2ip Code Telephone-5/or e-mail 9250-6003	WARD

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



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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

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Please return your comments to:

Brian Norton, Associate Planner

City of Riverside

Community Development Department

Planning Division

3900 Main Street, 3rd Floor Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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

Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION

1900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | PAK (951) 826-5381

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	Name please print legisly	Address number, street, apt.	WARD
	Elizabeth	#1133 clark ST.	
1	Signature	Zip Code Telephone s/or e-mail	
	Elizabeth laventry	92501 19511412-6688	
	Home please print tegilly	Address number, street, apt.	MARC
	LOUIS LUJAND SR	735 KELLY 2N	
2	Signature	Zip Code Telephone #/or e-mail	
	Four Keyku-	92501 909 821730 G	
-	Wage / please phort fegilly //	Address number, street, apt,	WARD
79)	EIGIOLA BYADDUYY	649 Kemp Street	
3	Signature (Zip Code Telephone &/or e-mail]
]]	Wysnaeum	172501 684-6136	
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	1	Signature GM 2 - M	zip Code Pelephone s/or e-mail -92501 eairing of Sody	OBA 7
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	2	Jennier Ramrez	Sulle Prof St. Zip Code Telephone S/or e-sail	7.0
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	14	Fric Sancher	1450 Powell way	
	3 :	Signifure	Zip Code Telephone 5/or e-mail 97501 255-5797	

Please setum to: SPRINGEROOK MERITAGE ALLIANCE PO Box 745. Riverside CA 92502; (951)787-0617



City # Ires & Innovation

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	Name please print legitly	Address number, street, apt. 1990
	Karen Dibicall	3539 Costan street
1	Signature	Zip Code Telephone s/or e-mail
		19250 145(300 8016)
	Name please print togifty	Address number, street, opt. HAND
	Michael Pinz	3451 Birl DR.
2	Signature M. 1 MM	Zip Code Telephone &/or e-mail
	AVINIVI	950 951554-4411
-	Hand please print legitly	Address number, street, opt
12.0	Rosa Elizarrara	3482 Castaic St.
3	Signature	Zip Code Telephone &/or e-mail
	100	92501 (951) 686-3425
	Kara Thranas	12001
	Dr.	ofuse for

SPRINGEROOK HERFTAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION 1900 MAIN STREET | RIVERSIDE, CR. 925722 PROME (951) 826-5391 | PAX (951) 826-5381

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	Name please print legisly Angelle Savell	1449 Powell way	ARD
1	Wa. Soll	29/2501 951 2416437	
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	JAVIER VAROAS	3606 ELLIOTTA DR	
2	Signature	Zip Code Telephone &/or e-mail	
	gari (kego)	92501 951 288 1662	
	Name please paint legitly	Address Ausset, Street, the	AND
	linda Jones	1235 Gazania Cir.	
3	Signature	Zip Code Telephone 5/or e-mail	
	(1))	92507 951683.1909	
	Please A	return to:	

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	Name please point legitly	Address Audio	r, street, apt.	WARD
1	ROSOLIO AGUIDSOCHO	Zip Code	Jeff Ct Telephone a/or e-mail (951) 907-0473	
2	Name please point legisly TYSON HOMCHUEN Signature	Par Code	r. street, ant ICNST AU DE CATTOI Telephone s/or e-sail 95/750-0713	PAPE
3	Sunya Homelun Signature	1464 Hills	rest Ale Bush (1) Telephone E/or e-mill 941-741-6282	WARD

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



Transmittal Sheet

TRANSMITTAL OF MATERIALS **JANUARY 23, 2015**

See Attached List TO:

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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

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 Plannel

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION 3900 MAIN STREET | RIVERSIDE, CR 92522 PHONE (951) 826-5371 | PAN (951) 826-5961

245/681

THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

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

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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

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



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

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Community Development Department

Planning Division

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Riverside, CA 92522

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Brian Norton, Associate Planner

244/678

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



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Please neturn to:
SPRINGEBOOK ERRITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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Brian Norton, Associate Planner

247/672

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



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CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
1900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 626-5371 | FAX (951) 626-5981

246/689

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



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CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION

1900 MAIN STREET | RIVERSIDE, CA 925-22
PROPE (951) 026-3371 | PAI (951) 026-5902

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

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	Please return to:			

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



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TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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 1900 MAIN STREET | RIVERSIDE, CA 92522 PROME (951) 825-5371 | PAX (951) 825-5981

RE: PLANWING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WARRHOUSE AND LOT MERGER
FOR 15.9-ACRE SITE ON PLACENTIA LAWE 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: LO-105 through LO-110].

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



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	Neme please print legisly	address number, street, apt	FARD
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1900 BAIR STREET | RIVERSIDE, CA 92522
PRICHE (951) 826-5271 | PAK (951) 826-5981

241/674

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RE: PLANNING CASE P14-1033 & P14-1034
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SPRINGEROOK BERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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Robert JoKohn	1424 Hillcrest Ave	
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Please neturn to:
SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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Please return your comments to:

Brian Norton, Associate Planner

City of Riverside

Community Development Department

Planning Division

3900 Main Street, 3rd Floor Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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

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3900 MAIN STREET | RIVERSIDE, CR. 92522
PROME (951) 826-3371 | FRA. (951) 926-3941

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SPRINGEROOK HERITAGE ALLIANCE FO Box 745, Riverside CA 92502; (951)787-0617



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1900 MAIN STREET | RIVERSIDE, CA 92522
PROVED (951) 026-5371 | FAX (951) 026-5981

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CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION 1900 MAIN STREET | RIVERSIDE, CR 92522 PROSES 1951) 826-5371 | PAI (952) 826-5981

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



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TO
THE CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION:

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



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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

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Please return your comments to:

Brian Norton, Associate Planner

City of Riverside

Community Development Department

Planning Division

3900 Main Street, 3rd Floor Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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

Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION

2908 MAIN STREET | RIVERSIDE, CR. 92512
PROOFE (951) 926-5171 | PAX (951) 926-5981

THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
PROPOSED 308,000 SQ.-FT. WARRHOUSE AND LOT MERGER
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SPRINGEROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



4. Irra & Innovation

Transmittal Sheet

TRANSMITTAL OF MATERIALS **JANUARY 23, 2015**

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Planning Division

3900 Main Street, 3rd Floor

Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION 3900 MAIN STERST | RIVERSIDE, CA 92522 PHONE (951) 825-5371 | PAX (951) 926-5981

TO THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

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	ROSET (FIRTH)	845 Mallarra CT	[[80]]
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Please neturn to:
SPRINGEROOK BERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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1900 MAIN STREET | RIVERSIDE, CA. 92522
PRONE (951) 026-5371 | PAR (951) 026-5901

THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

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	Chris Hebert	1392 E	of weiss Ave. Telephone s/or e-asil
	Chris Hebert	92501	9516842116
	MARLA CASTANEDA	92501	1211 ECR WISS WE Telephone &/or e-mail
2	Emilyo (who)		1211 FDIEL WI-155 AUT
19.00	Rose Mans Dever	33428	Journa garante St.
3	Rose Marie Dewey	Zip Code 94507	Telephona 6/or e-mail 951-683-889

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



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	Name please print legisly Catherine Gudis		900 Unwint ave	
1	Signature	2ip Code 9252/	Telephone s/or e-mail Cagudis@gmail.cam	
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PROME (951) 626-5371 | FAX (951) 826-5981

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				MARD
	Henry James Vasquez	660 S, 5th St.		CoHo
1	Lewis Jame Vasquey	Zip Code 92324	Telephone s/or e-mail HVSqzIMISA@Sbc0	phalip
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/ Please return to:				

SPRINGEROOK REPETAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) #26-5311 | PAI (952) #26-5381

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4) The Northside is part of the Springbrook Arroyo and Santa Ana River watershed, and above aquifers and usable underground water reservoirs that we are supposed to be protecting; and:

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

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

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	Name please print legisly Address number, street, apt. 50 Peggy Perc 3968 CONED PR		WARD
3	Signature Miles	21p code Telephone s/or e-mil 92404 Felia hoppia effol-Com	

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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

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

PROJECT DESCRIPTION: <u>PLANNING CASES P14-1033 AND P14-1034</u>: 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.

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:

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

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1	Signatura	Zip Code	Telephone a/or e-mail	
	John M. Vena	92404	909-883-1823	
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2	Signature	Zip Code	Telephone &/or e-mail	
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	Dalene Z Morris		valon Ave Highland	<u>.</u>
3 .	Signature	Zip Code	Telephone &/or e-mail	
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Please return to: SPRINGBROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

City of Arts & Innovation

Planning Division

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

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

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PROJECT CONTACT: Brian Norton, Senior Planner

PHONE: (951) 826-5371 E-MAIL: bnorton@riversideca.gov

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City of Riverside, Planning Division

3900 Main Street, 3rd Floor Riverside, CA 92522

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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: LO-105 through LU-110].

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1	Name please print legisly NARY KINLEN Signature	Address number, street, agt WARD 3993 I UWA N Ke 305 Zip Code Telephone s/or e-mail 9250 7 451-787-4895
2	Wancy L Cox Signature Cox Cox	Address number, street, and SARD 3917 PARK VICENTER 21p Code Telephone 5/or e-mail RS461-1203
3	MARK PENTECUST Signature Mark Pentust	Address number, street, apt. 4191 MISSION INN AUE 2ip Code Telephone 5/or a-mail 93501 951-536-8173

Please return to:

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



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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

TO THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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1	Signature / Can	Sip Code Telephone a/or e-mail	
	Donha Oldenkamp	246 Dickipson La	OSTA
2	Signature Bartan	210 Code Telephone & or e-mail 93880 Bonna 9380CATI, NFT	
22	July Jauregn	K. Cuchus of	OSTA
3	Signature Muri	Zip Code 7/737 Telephone &/or a-mail	

SPRINGEROOK HERFTAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

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City of Riverside

Community Development Department

Planning Division

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Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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Brian Norton, Associate Planner

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION

1900 MAIN STREET | RIVERSIDE, CA 92522
PRONE (951) 026-5271 | FAX (951) 026-5291

TO THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

RE: PLANNING CASE P14-1033 & P14-1034
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SPRINGEROOK HERFTAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

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Please return your comments to:

Brian Norton, Associate Planner

City of Riverside

Community Development Department

Planning Division

3900 Main Street, 3rd Floor

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	Name please print lagisly	Address num	er, street, apt	WARD
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Please return to: SPRINGBROOK BERFFAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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Transmittal Sheet

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SPRINGEROOK HERFFACE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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

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Please return your comments to:

Brian Norton, Associate Planner

City of Riverside

Community Development Department

Planning Division

3900 Main Street, 3rd Floor

Riverside, CA 92522

Please provide any comments by FEBRUARY 06, 2015.

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

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CTTY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION

1900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 026-5371 | PAX (951) 026-5981

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THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

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

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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; LO-105 through LO-110].

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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

City of Arts & Innovation

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.

TO THE CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION:

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PROPOSED 308,000 SQ.-FT. WAREHOUSE AND LOT MERGER
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SPRINGEROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



Transmittal Sheet

TRANSMITTAL OF MATERIALS JANUARY 23, 2015

TO: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

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City of Riverside

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Planning Division

3900 Main Street, 3rd Floor

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Please provide any comments by FEBRUARY 06, 2015.

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3900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | FAX 1951) 826-5981

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



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1900 MAIN STREET | RIVERSIDE, CA 92522
PHONE (951) 826-5371 | PAR (951) 826-5381

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



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SPRINGEROOK HERFTAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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



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 Plannel

CITY OF RIVERSIDE | COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
3900 MAIN STREET | RIVERSIDE, CA 92522
PROSE (951) 826-5371 | PAX (951) 826-5381

RE: PLANNING CASE P14-1033 & P14-1034 PROPOSED 308,000 SQ.-FT. WARESOUSE 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 Ristoric Site, and in close proximity to the CIF Cross Country-operated former Riverside Golf Course, Reid Park, single-family residential streets, senior housing, and local independent businesses in the Northside neighborhood.

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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:

- 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;
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1	Wendy Eads Wendy Eads	151 Bouvet Road Zip Code Peterbone s/or erest 92507 Col Sunflower com 2
2	Mano please print begilly Candia Truillo Rames Signature Clandia Rumor	22391 Vico St Brantwell Zip Code Telephone B/or e-mail
3	Morria Mendola Signature	Address number, street, apt. WARD 74 SHOUTH POSA WAY Zip Code Telephone 8/07 k-mail 91504 951-934-7495

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

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

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Ň	athy Gonzales	Cathy. gon zales @ ymail. con
	Francis Gontales	Sip Cods 7 Telephone S/or e-mail 91/37 951-303-9447
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SPRINGEROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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	Alfredo Adriano	15028 marcolesco st-	EARD
	Signeture Juin	2ip Code Telephone s/or e-sail 92530 951-667-0378	
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SPRINGEROOK SERIFAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617

RE: PLANNING CASE P14-1033 & P14-1034
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	Name please point legisly SCOTT SIMPSON	2750 0	n, street, apt NANO2 SI	WARD /
1	Sutt In son	Zip Code %3501	Telephone B/or e-mail 957-682-5484	
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2	R.A. Barnett		75/683-4994	
	Francisco 56/A	1242 U	er, street, apt.	WARD
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	Please	return to:		1199

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



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

1900 MAIN STREET | RIVERSIDE, CA. 92522
PHONE (951) 926-5371 | PAI (951) 926-5981

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ŀ	Signature	Zip Code	Talephone s/or e-mail	
	Maria Leren	92503	951 637-7853	
•	Hope please print legitly	Address numbe	r. street, apt.	MARIO
2	Heather Dunham	3550 N	ash Street	1
2	Signature	Zip Code	Telephone &/or e-mail	
	the attack wham	92501	951)961-7027	
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3	Thomas A. Hrceneoux Dr.	1030 N	1. Orange ST	- 1
<i>3</i> .	Signature	Zip Code	Telephone d/or e-mail	/
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SPRINGBROOK BERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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	Name please mint legisly . NARIA G. PRIAS	8/S1 ZINDIA PL	
	Sticker & Chinese	2ip Code Telephone s/cr e-mail 92503 951)354-7506	
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Please neturn to:
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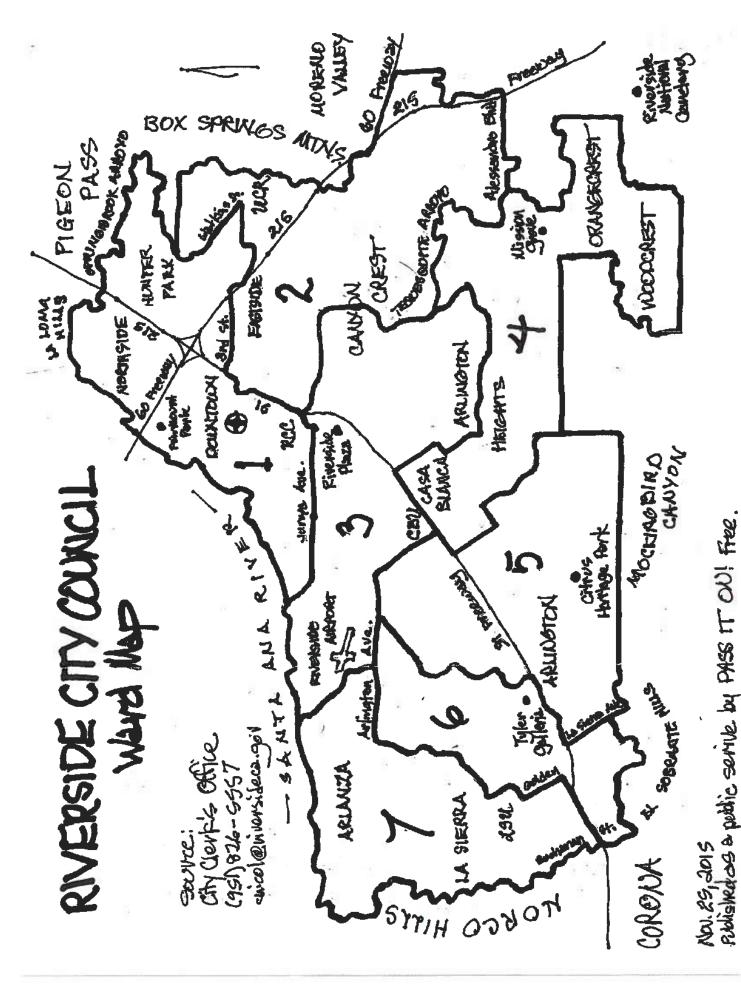
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Please return to: SPRINGEROOK HERITAGE ALLIANCE PO Box 745, Riverside CA 92502; (951)787-0617



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	Hope please print legisly	3550 Nash St.		WARD
	Sangture Lunam	21p Code 9250 /	Telephone 9/or e-mail (951)530 -8980	
	Name please print legitly	Address numbe	er, street, opt	WARD
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3	Here please print legisly HIXANDON FOUNTO Signatures	Address number 7550	nest opt. 109/15 t Telephone e/or e-mail (1071332-9773	HARD

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