

From: [Richard Block](#)
To: [Norton, Brian](#)
Cc: [Leonard Nunney](#); [Arlee Montalvo](#); [Nicolas Barth](#); [Gurumantra](#); [Bob Buster](#)
Subject: FW: FW: [EXTERNAL] PR2021-00119 (Grading Exception) 6500 Hawarden Drive
Date: Thursday, February 1, 2024 10:02:03 PM
Attachments: [128794B47535489488B73AB492F88888.png](#)
[2401WHD-ArroyoIntrusionpng.png](#)

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Brian,

Further comment for the record on this proposed project:

Attached is a rough coloring of the arroyo (red) and setback (pink) intrusion. This shows that the great majority of the area proposed to be graded is within the Arroyo, as defined by the Grading Code, or its setback, and thus prohibited by the Grading Code. This is perfectly obvious – why didn't staff catch this and stop the consideration of the project?

On the civic (grading) plan, they are mapping what Glen Lukos Associates says are "arroyo boundaries". It appears that GLA probably did a wetland delineation which is not at all the same thing as an arroyo delineation as used by the City of Riverside.

How is it possible that staff didn't catch and object to and correct the applicant's egregious claims about the arroyo (and setback) boundary?

The Notice for comments on this project gives a Case number followed by "Grading Exception". But according to Grading Code section 17.32.020, consideration of a Grading Exception is required to have substantiation (i.e., Justifications) of three required findings, as we have seen done in other cases involving a Grading Exception. Per the code, such Justifications are to be provided by the applicant. In our previous emails, we asked for a copy of such justifications and other consideration of the proposed Grading Exception, but have received nothing about that, which suggests that staff doesn't yet have them. .

It is improper to seek public input about a project involving a Grading Exception and not provide the public with the relevant, and required by the Code, information about the Grading Exception, including Justifications for the required Findings.

We strenuously object to the improper way staff is handling this proposed project. The project proposal should not have gotten this far. It needs to be withdrawn and a new comment period established after the relevant information is available.

Richard Block for Friends of Riverside's Hills

Here is snapshot of Google Earth Image for the location.

