

Bill Ward
Elbac Solar
9960 Indiana Avenue Suite 13 & 14,
Riverside, CA 92503
October 21, 2025

Riverside Planning Commission
3900 Main St.
Riverside, CA 92522

RE: Opposition to Proposed RV and Trailer Storage Facility, Planning Case PR-2021-001026

Dear Chair Wilson:

I am writing to strongly oppose the proposed outdoor RV and trailer storage facility adjacent to my place of business. My objection is rooted in the significant and negative impact such a project would have on surrounding businesses, including mine.

Commercial areas thrive when tenants and visitors can expect a professional environment, convenient access, and a setting that enhances rather than diminishes the reputation of the district. Introducing an outdoor storage facility—essentially a parking lot filled with unused vehicles—runs counter to these principles. My customers visit us with expectations of professionalism, safety, and an attractive environment. The presence of a large-scale storage lot filled with recreational vehicles undermines the image we work hard to maintain and risks deterring both new customers and long-standing clients.

Beyond the image problem, there is a tangible concern regarding foot and vehicle traffic patterns associated with such facilities. Unlike traditional businesses that generate economic activity, an RV and trailer storage site contributes nothing to the commercial fabric of the neighborhood. Its presence will not generate foot traffic for surrounding businesses, nor will it attract complementary services. Instead, it effectively consumes valuable land that could be developed into something that supports—not undermines—the local economy.

Finally, I worry about the long-term implications for property values. Commercial tenants and potential investors evaluate not just the viability of individual businesses, but the overall environment. A storage lot, especially one that is outdoors and highly visible, sends the wrong signal about the vitality of the area. Over time, this risks driving away investment and slowing the economic momentum of our district.

For the reasons stated above, I respectfully request that you deny approval of this proposed RV and trailer storage facility. We must protect the long-term health and vibrancy of our commercial community.

Thank you for your consideration.

Sincerely,
Bill Ward

A handwritten signature in black ink, appearing to read "Bill Ward". The signature is written in a cursive style with a large, stylized "B" and "W".

Elbac Solar, President



INTEGRITY

ARBORIST & ECOSCAPE, INC.

Riverside Planning Commission

3900 Main St.

Riverside, CA 92522

Re: Planning Case PR-2021-001026 (opposed)

Dear Planning Commission Members,

I am writing to oppose the proposed outdoor RV and trailer storage facility near my place of business, specifically due to the heightened risk of crime and vandalism that accompanies such facilities.

Outdoor storage lots are well-known targets for theft and vandalism. Recreational vehicles often contain valuable equipment, electronics, and personal belongings, making them highly attractive to criminals. Even with fencing and lighting, these facilities routinely face break-ins and trespassing incidents. Such activity not only threatens the security of the facility itself but also spills over into adjacent businesses.

As a nearby business owner, I cannot ignore the risk this project poses to my own property. Criminals who target the storage yard will be emboldened to linger in the area, potentially targeting neighboring businesses. The increased presence of suspicious activity undermines the sense of safety we work hard to maintain for our employees, clients, and visitors.

Additionally, crime concerns diminish property values and discourage new investment. Prospective tenants and customers avoid areas perceived as unsafe.

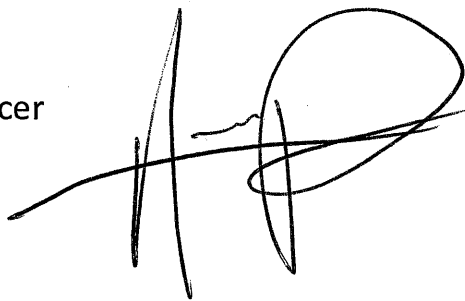
Approving of this facility would therefore not just invite security problems—it would erode the overall reputation of our district.

For these reasons, I strongly urge you to reject this proposal. Protecting the safety and security of our business community must remain a top priority.

Sincerely,

Andre Prado

Chief Executive Officer

A handwritten signature in black ink, consisting of a stylized 'A' followed by a large, looping 'P'.



Riverside Planning Commission
3900 Main Street
Riverside, CA 92501

Subject: Opposition to Proposal for Minor Conditional Use Permit and Design Review
Applicant: Steve Richardson
Project Address: 10030 Indiana Avenue
Case No.: PR-2021-001026

Dear Planning Commission,

I am the Owner of The Little Gym of Riverside, a gymnastics studio for children that has proudly served the Riverside community for over 20 years. Our members are local Riverside residents, and we are deeply invested in maintaining a safe, welcoming, and family-friendly commercial environment.

I am writing to formally oppose the proposed Minor Conditional Use Permit and Design Review for the project located at 10030 Indiana Avenue (Case No. PR-2021-001026), submitted by Steve Richardson. Based on the project description and intended use, it appears the applicant seeks approval to store trailers and recreational vehicles outdoors, which is incompatible with the surrounding commercial corridor and poses several negative impacts to our business and the community.

1. Negative Impact on Local Businesses

The proposed outdoor storage lot would significantly diminish the commercial appeal of Indiana Avenue. Our business and others in the area rely on a family-oriented, welcoming atmosphere to attract customers. The presence of a fenced storage yard creates an industrial and uninviting image, deterring foot traffic and lowering customer confidence. This visual and reputational impact will harm existing businesses that depend on a positive environment to thrive.

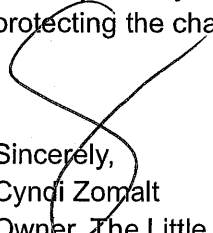
2. Neighborhood Incompatibility

This proposed use is industrial in nature, not commercial, and therefore incompatible with the surrounding land uses. Our corridor is built to serve families, local shoppers, and community businesses, not vehicle storage. Approving this type of project would set a concerning

precedent for future development, gradually transforming a vibrant commercial district into an industrial zone.

For these reasons, I respectfully urge the Planning Commission to deny the proposed Minor Conditional Use Permit and Design Review (Case No. PR-2021-001026). The proposed use would negatively affect The Little Gym of Riverside business, compromise safety, degrade visual quality, and contradict the city's goals for community-compatible development.

Thank you for your time and attention to this matter, and for your continued commitment to protecting the character and vitality of Riverside's business community.



Sincerely,
Cyndi Zornalt
Owner, The Little Gym of Riverside
9900 Indiana Avenue #12
Riverside, CA 92503
951-640-1806

Community Petition to Oppose the Proposed RV and Trailer Outdoor Storage Facility

To: City of Riverside Planning Commission & City Council

From: Concerned Local Businesses, Residents, and Community Members

We, the undersigned, strongly oppose the proposed RV and trailer outdoor storage facility planned for 10030 Indiana Ave. As stakeholders who live, work, and invest in this community, we believe the project is inappropriate, harmful, and inconsistent with the goals of maintaining a vibrant, safe, and prosperous neighborhood.

Reasons for Opposition

1. Negative Impact on Local Businesses

This facility would damage the professional image of nearby businesses, discourage new investment, and reduce customer traffic. The presence of a vehicle storage lot undermines the environment that our commercial community depends on to thrive.

2. Traffic and Circulation Issues

RVs and trailers are oversized vehicles that create congestion, safety hazards, and maneuvering challenges. Increased turning movements, blocked sight lines, and slow circulation will disrupt nearby businesses and endanger pedestrians and drivers.

3. Visual Blight and Aesthetic Degradation

Rows of idle RVs and trailers will create a cluttered and unattractive environment. Outdoor storage lots contribute nothing to the streetscape and instead degrade the overall appearance of our district.

4. Neighborhood Incompatibility

An outdoor storage yard is fundamentally inconsistent with a professional commercial area. It does not complement existing uses, nor does it enhance the identity of the district. This type of use belongs in an industrial or remote location—not next to active businesses.

5. Noise, Light, and Operational Disturbance

RVs are often moved early in the morning, late at night, or on weekends. Idling engines, backup alarms, and security lighting will create ongoing disturbances that affect both businesses and visitors.

6. No Economic or Community Benefit

The facility would provide little to no jobs, sales tax revenue, or customer activity for the community. It locks up valuable commercial land while offering no meaningful contribution to the local economy.

Opposition to Proposed Outdoor Storage Facility - Petition Circulated October 2025

7. Increased Risk of Crime and Vandalism

Outdoor storage yards are frequent targets for theft and trespassing. The concentration of valuable vehicles attracts criminal activity that could spill into surrounding businesses, compromising safety and security.

8. Environmental, Air Quality, and Drainage Concerns

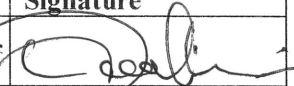
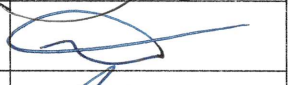
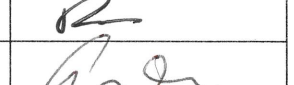
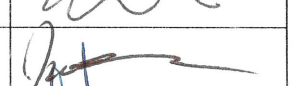
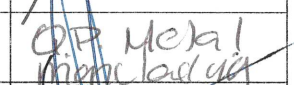
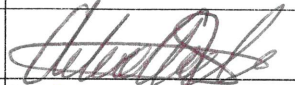
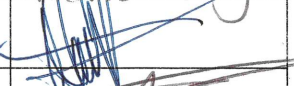
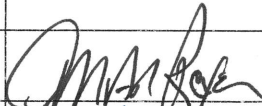
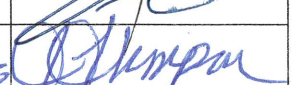
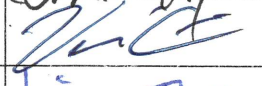
The constant movement of oversized vehicles worsens local air quality, while large paved surfaces increase polluted runoff and stormwater drainage issues. These negative environmental impacts are inconsistent with our community's goals for sustainability.

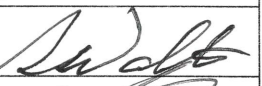
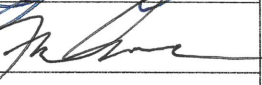
Our Request

For all of these reasons, we, the undersigned, respectfully urge the Planning Commission and City Council to **deny approval of the proposed RV and trailer outdoor storage facility.**

We ask that the property instead be reserved for uses that support business vitality, enhance aesthetics, generate economic growth, and contribute positively to the long-term health of our community.

Signatures

	Business	Representative	Address	Signature
1.	High Stack		10020 Indiana Avenue #2 Riverside CA 92503	
2.	JACNE	Robert Blanco	9980 Indiana Avenue Riverside CA 92503 #3	
3.	Black Barrel Kickboxing	Jason Calhoun	9980 Indiana Ave #2 Riverside CA 92503	
4.	Farmers Ins.	Diana Rodriguez	9980 Indiana Ave #5 Riverside CA 92503	
5.	MNE Moulding	Eveline Falcade	9980 Indiana #13 Riverside	
6.	VESSINS INC	Sapsuman Singh	9950 Indian #3,2,1 Riverside	
7.		Antonio Arora	9950 Indiana ave Suite 5 Riverside	
8.	Provo Auto S.	Antonio Arora	9950 Indiana Ave Suite 13	
9.	Adelinos Auto		3300 HARRISONS #13	
10.	O.B's		9960 Indiana Ave #11 Riverside, CA 92503	
11.	Grafts		9960 Indiana Ave. Suite 5 Riverside CA. 92503	
12.	T3 Contractors	Kim Thompson	9960 Indiana Suite 7 Riverside, CA 92503	

	Business	Representative	Address	Signature
13.	9960 Indiana Ave Suite 9 Riverside	JPN Services Inc	Janira area 1	
14.	GENESIS RESTORE	Bobby moise	9960 Indiana #11	
15.	LOS MAKITAS BUILDERS	Aubero Sanchez	#12 9960 Indiana Ave	
16.	AmeriWest H.S.	Gerson Priego	#16 9960 Indiana Ave	
17.	Creature Comfort	Cherie Kozna	#1 9990 Indian Ave, Ca	
18.	DTL Motory	Andrew Chakem	#9 9990 Indian Ave	
19.	no Business	Rick Walter	#13 9990 Indian Ave	
20.	Worship Interiors	Greyson Buern	10000 Indiana #4	
21.	Prostate Richard Submission	Richard	10000 St S. Indiana Ave	
22.	Ochoa CNC Mach.	FELIPE Ochoa	3300 Harrison St Suite 2	
23.	Med Hot Pottery	Chase Spenser	9900 Indiana Ave S	
24.	Geo Wave Studio	London Poku	10000 #8 Indiana	
25.	Anderson Controls	Michael Anderson	9990 Indiana #17	
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