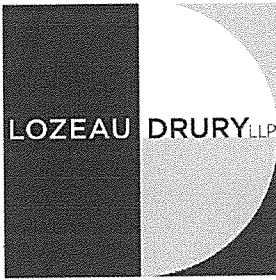


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MAY 09 2018

City of Riverside  
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May 8, 2018

**Via Overnight Mail**

Honorable Mayor and City Council  
City of Riverside  
3900 Main Street  
Riverside, CA 92522

Candice Assadzadeh, Associate Planner  
City of Riverside, Planning Division  
3900 Main Street, 3rd Floor  
Riverside, CA 92522  
[CAssadzadeh@riversideca.gov](mailto:CAssadzadeh@riversideca.gov)

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MAY 08 2018  
Community & Economic  
Development Department

**Re: Guthrie Industrial Warehouse, 750 Marlborough Avenue Warehouse  
Initial Study and Mitigated Negative Declaration  
Planning Cases P17-0506 (DR); P17-0507 (GE); P17-0748 (GE); P17-  
0749 (VR)**

Honorable Mayor and City Council:

I am writing on behalf of **Laborers International Union of North America, Local Union No. 1184** and its members living in Riverside County and the City of Riverside (collectively "LIUNA" or "Commenters"). Commenters hereby appeal the May 2, 2018 decision of the City of Riverside's ("City's") Development Review Committee ("DRC") regarding the Mitigated Negative Declaration and Initial Study (collectively, "MND") prepared for the Guthrie Industrial Warehouse, 750 Marlborough Avenue Warehouse aka Case numbers: P17-0506 (Design Review), P17-0507 (Grading Exception), P17-0747 (Summary Vacation), P17-0748 (Grading Exception) & P17-0749 (Variance) and the proposed construction of a 346,330 square foot industrial building on APNs: 257-060-002 and 257-030-042 located at 750 Marlborough Avenue and 1550 Research Park Drive in the City of Riverside ("Project").

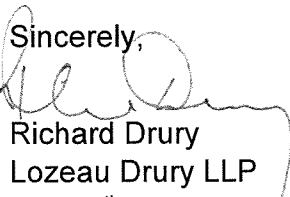
We appeal the DRC's decision for the following reasons:

1. The DRC violated California's Open Meetings Law, the Brown Act, by refusing to allow members of the public to attend the May 2, 2018 DRC meeting. Government Code §54950; see, *Frazer v. Dixon Unified Sch. Dist.*, 18 Cal. App. 4th 781, 792 (1993). (Exhibit A).

Guthrie Industrial Warehouse  
LIUNA Appeal of May 2, 2018 DRC Decision  
May 8, 2018  
Page 2 of 2

2. The DRC violated the California Environmental Quality Act ("CEQA"), Pub. Res. Code section 21000, et seq., by failing to prepare an environmental impact report ("EIR") for the Project despite the existence of substantial evidence demonstrating a fair argument that the Project may have adverse environmental impacts. (Exhibits B and C).

In accordance with the City's rules, we are submitting 2 copies of this Letter of Appeal and an appeal fee in the amount of \$2529.

Sincerely,  
  
Richard Drury  
Lozeau Drury LLP  
410 12<sup>th</sup> Street, Suite 250  
Oakland, CA 94607  
510.836.4200  
Counsel for LIUNA Local 1184