

Riverside City Council Planning Commission,

I am writing this letter concerning the upcoming Magnolia Flats housing project. I am strongly against this development because of the grave health and safety concerns for myself, my family and my neighborhood. I have been a resident of Banbury Drive for 15 years and have experienced the worst health and safety experiences after moving in as a newlywed; and, new to Riverside County. I have been burglarized, assaulted and vandalized. I have witnessed numerous traffic accidents with fatalities all within 100 feet of my home. My family and I have endured hours of rolling electrical black outs on the hottest days of Riverside's torturous summers. All of these incidents have occurred because of the high density of residents in this area primarily from the massive apartment complexes on Banbury Drive that over take the small area of single family homes that also reside on Banbury Drive.

My home has been burglarized 4 times, my next door neighbors on both sides of me have been robbed twice each. I have witnessed numerous drug deals in front of my home along with 3 fatal accidents at the intersection of Banbury Drive and Magnolia Ave. In the past 5 years I witnessed 4 Fatal Accidents on the adjacent major intersection of Tyler Street and Magnolia Avenue. Back on Banbury, there have been 4 dogs and 1 Cat hit by speeding cars within a few feet of my home all within these last two years. Only one adored pet survived those accidents. I personally have witnessed my neighbors cat get struck and killed by a speeding car. The driver did stop, but nothing could be done.

As a pet owner myself, I walk my dogs everyday and enjoyed walking my dogs around our neighborhood. As of last year, I stopped walking them around my own home. I became sick and tired of the numerous times I have almost been hit by speeding cars of Kaiser employees rushing to work on Polk Street and Magnolia Ave. A neighbor of mine living in the RiverOaks Condominiums on Polk Street was struck by a speeding kaiser employee driver while riding his bicycle. He was struck on Park Sierra Drive crossing the driveway to Kaiser's main entrance. Till this day, I still refuse to walk my dogs around my own home, a one mile block, because of the countless unsafe drivers, speeding vehicles and unrelenting traffic congestion.

Along with the daily unsafe Kaiser employee drivers, the intersection of Tyler Street and Magnolia Avenue experiences the most traffic collisions in all of riverside as stated by the Traffic Analysis report conducted for the Magnolia Flats project.

Adding to the high rate of traffic collisions, there are two popular restaurants on the corner of Banbury Drive and Magnolia Avenue called Del Taco and Dragon House. These restaurants bring in an influx of traffic congestion into our street everyday, at all hours of the day, since Del Taco is open 24-hours a day. Furthermore, there is a high number of foot traffic walking to and from Del Taco. Del Taco's foot patrons constantly throw their trash on all the yards and over walled fences on Banbury Drive on their way back home to their apartments. As a consequence of all this foot traffic, my incredibly loved pet dog Spreckels was poisoned on January 25th 2020 from someone walking by and throwing a poisonous substance/food into my yard. She passed away two weeks later with \$6,000.00 in medical bills as I frantically tried to save her life.

In April 2019, I was assaulted in my own driveway by a random intoxicated man who followed me home while I was outside giving my dogs a pee break. I was spat on, cursed at, swung on and had a liquor bottle thrown at my head all because I took my dogs out for a routine pee break. He later proceeded to throw stones at my car that shattered my windshield and damaged the entire front body of my car. The police believe this was a random act of violence after investigating that this man came from a party at one of the apartments on Banbury Drive and was new to the neighborhood.

As parties became more and more popular at the apartments on Banbury Drive, my guests parked on the street have had their side view mirrors knocked off from speeding cars/drunken drivers. An incalculable amount of cars have been side swiped while parked all around the blind curves on Banbury Drive. Every holiday season my guests and neighbors vehicles parked on the street have had their cars broken into and vandalized.

A few years ago Banbury Drive was repaved. I witnessed a speeding truck outfitted for off-roading drive through the freshly paved road hitting the orange cones and narrowly missing the road workers. This same male driver purposely drove over the newly laid asphalt twice while yelling obscenities during broad day light shortly after lunch time. These erratic speeding drivers and traffic congestion on Banbury Drive are unfortunately a daily occurrence. My neighbors are all afraid to have their children play in their own front yards because of these constant impulsive drivers.

These erratic drivers have even drove into houses. Three years ago, on May 5th, a truck rammed into my my cinderblock wall. I was left a gaping hole large enough for an adult to crawl through. There is no driveway where the impact occurred, only a curb, grass and sidewalk. The driver was never caught.

On top of out of control drivers, there are 4 two-story apartment complexes totaling 692 units on the south side of Banbury Drive. On the adjacent street, Polk Street, there are another 375 units of high density apartment complexes in addition to the massive Kasier hospital. To all the City Council Planning Commissioners, I urge you to disapprove of the Magnolia Flats project because this will box in our small community of 37 single family homes with over 1,400 units of dense apartment complexes on both sides of Banbury Drive!! There are 692 apartment units to the south, 375 apartment units to the west and a proposed 450 units for the Magnolia Flats project to the north. The crime, accidents, speeding cars, traffic congestion and deaths I have witnessed and experienced will more than double if this project goes through.

Adding to my already congested neighborhood, there is a high demand of electrical output needed during our 100 degree summers that Riverside Public Utilities can't maintain. Banbury's current high density apartment residents severely pressure Riverside Public Utilities beyond their capabilities and, in turn, cause rolling electrical outages. These yearly electrical outages jeopardize the health and well being of every resident and their pets. From disabled individuals, to senior citizens and young children these power outages put our lives at risk for heat stroke and heat exhaustion every year. I experience heat exhaustion every summer and have to drive outside of Riverside County during each power outage to get away from Riverside's scorching hot weather.

As the weather changes and brings in the cold air and snow our surroundings transform. Riverside is known for its richness in nature and every morning I take advantage of that. As I take my dogs outside for their morning pee break and gaze at the snow capped San Bernardino mountains. The sheer joy and happiness that view brings me is absolutely priceless. Approving this 4 story Magnolia Flats project will destroy my view of what our beautiful city has to offer. My South view has already been destroyed from the numerous two-story apartment complexes on the other half of Banbury Drive. The Magnolia Flats Housing Project is proposing a 4 story high building which is far too high for this neighborhood especially being soo close to the San Andreas Fault Line. The color and design of this project doesn't match our surroundings either.

Along with height safety issues our local schools will be negatively impacted. During the Magnolia Flats Presentation Zoom meeting, held on Wednesday February 3rd, 2021, a resident commented about how this 450 unit housing project will negatively affect our local schools. She stated families that live in apartments move more frequently causing havoc on the school's

administration, teachers, class size and over crowding issues. She also stated Colette Elementary, our local elementary school, is one of those over crowded schools that deals with the high student turn over rates specifically from families constantly moving in and out of the many apartments in our neighborhood.

Aside from school administration chaos, the local school traffic and the closing of non-essential jobs was not taken into considerations when a 24-hour traffic analysis was conducted on Wednesday February 10th, 2021 on Banbury Drive. It was reported that the traffic was of "average speed". What was not considered was the current conditions of our country in a pandemic. Our schools closed and non-essential business are closed. The typical traffic congestion of going to and from work as well as taking children to and from school does not exist at this time. Also, traffic congestion and speeding cars increase from Friday-Sunday which was also not taken into consideration. This recent traffic analysis report does not give our neighborhood a fair representation of what life is really like on Banbury Drive.

Once more, I respectfully urge all of Riverside City Council and Planning Commission members to decline the Magnolia Flats project as it would be a huge burden on our everyday lives, largely to our health and safety. Our infrastructure can not accommodate the increased traffic and power demands. Even when the Magnolia Avenue Street Widening Project is completed our infrastructure still will not be able to accommodate the high influx of new residents. The street widening project was made to alleviate the current congestion without the 450 unit Magnolia Flats Project in place. Banbury Drive will be boxed in on both sides if this project goes through and will severely limit our emergency routes. Our neighborhood requests a park or more commercial/businesses not a high density residential complex disguised as a "Mixed Use" project.

Thank you for your time,

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