

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.27
(MT 10947)

On motion of Supervisor Hewitt, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Transportation and Land Management Agency (TLMA) regarding the approval of Board Policy F-3, Good Neighbor Policy for Logistics and Warehouse Uses, establishing general policies for the development of logistics and warehouse projects within the unincorporated area of Riverside County, is continued to Tuesday, October 22, 2019 at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 24, 2019 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 24, 2019
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Kecia R. Harper* Deputy

AGENDA NO.
3.27

xc: TLMA, COB

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Debbie Walsh <abilene149@gmail.com>

Sent: Sunday, September 22, 2019 11:31 PM

To: COB <COB@RIVCO.ORG>

Subject: Good Neighbor Policy - Agenda Item 3.27

Kecia,

Please include the following attached letter regarding the Good Neighbor Policy Item 3.27 for the September 24, 2019 Board of Supervisors Meeting.

Please make this a part of the public record.

Thanks.

Debbie Walsh

From: Maxwell, Sue

Sent: Monday, September 23, 2019 11:50 AM

To: George Johnson (GAJohnson@RIVCO.ORG) <GAJohnson@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Farin, Jason <JFarin@RIVCO.ORG>; COB-Agenda (COB-Agenda@rivco.org) <COB-Agenda@rivco.org>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>

Subject: September 24, 2019, Item No 3.27 Public Comment on Good Neighbor Policy F3 (Debbie Walsh)

Good morning,

Forwarding Public Comment for September 24, 2019, Item No 3.27 (staff proposed for Continuance until October 22, 2019); MinuteTraq No 10947 for your review.

This has been printed and filed with Agenda Back-Up.

Thank you kindly,

Sue Maxwell

Board Assistant

Riverside County Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org



From: COB

Sent: Monday, September 23, 2019 11:39 AM

To: Debbie Walsh <abilene149@gmail.com>

Subject: RE: Good Neighbor Policy - Agenda Item 3.27

Good morning Debbie,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding the Good Neighbor Policy F-3, and has included it in the record for September 24, 2019, and forwarded to all Board members.

Sincerely,

Sue Maxwell

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

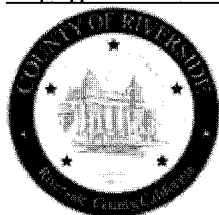
(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

cob@rivco.org

<http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



September 22, 2019
RAMV - Rural Association of Mead Valley
PO Box 2433
Perris, CA 92572

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

RE: Agenda Item 3.27. Good Neighbor Policy

Honorable Supervisors:

The Good neighbor policy that is being presented today is woefully inadequate to address the problems of setting warehouses (massive warehouses) next to homes, schools, playgrounds and churches in communities, especially disadvantaged communities such as Mead Valley and Jurupa Valley.

We see the word "Valley". That is significant. Mead Valley, Perris Valley, Moreno Valley and Jurupa Valley. Notice the brown haze hovering over Jurupa Valley, that is PM.

A Perfect Place for Smog

California's topography (the physical shape of the land) and its warm, sunny climate are perfect for trapping and forming air pollutants. Most California cities are built on plains or **in valleys surrounded by mountains**. These areas are natural bowls that trap air pollution and prevent the air from circulating. On some days temperature inversions (where the air closer to the ground becomes cooler than the air above) act as lids which trap air pollutants close to the ground. This prevents vertical mixing (the upper, cleaner air mixing with the lower, polluted air) and the dispersion of pollutants (CARB).
<https://ww3.arb.ca.gov/knowzone/students/airpollu/airpolpage/whyis.htm>

The solution is simple. Massive warehouse projects must have a minimum buffer of 1000 feet from the source of the emissions to sensitive receptors. Warehouses must be for one tenant. Staging areas must accommodate more than 4 trucks behind the receiving gate. Entrance must be on a roadway improved to Industrial width. Minimum 4 lanes with adequate right and left turn lanes. That is not happening today. The County is building the cart before the horse.

The Board of Supervisors may not be aware of these bad projects being approved as they are going before the Planning Commission. Massive warehouse projects must go before the Board of Supervisors for approval as they effect the entire region. They are mobile sources of pollution and their traffic impacts all of us.

Warehouses are being built without the necessary infrastructure.

- Two lane Roads
- Stop Signs (No signal lights)

- Next to sensitive receptors
- Short staging areas
- Distance from intersections to warehouse is short

Do we really want to put a band-aid on this festering wound, or do we want to solve the problem?

What does this current Good Neighbor policy being proposed do? Not much. First, it has no teeth. “Intended to provide a general guidance.” That means that the Planning Director, Planning Commission and the Board of Supervisors can choose to ignore this policy or any part of it just like they ignore the WRCOG, CARB and SCAQMD policies.

Basically, a policy in name only as it does not protect sensitive receptors directly next to these high polluting warehouses or communities near the truck routes for these warehouses. Although the County and developers promised that trucks from these warehouses would not travel down Van Buren there are thousands of logistics trucks now using Van Buren to access the I-91 every day. These numbers are increasing substantially as new warehouses are leased out. Cajalco is also becoming a favorite truck route as more warehouses are occupied along Harvill Ave.

In 2005, a regional Air Quality Task Force through WRCOG was established to deal with air quality and resulting health concerns that the County is dealing with today. That was 2005. Since then Riverside County has added hundreds of high cube warehouses. We now have the worst air pollution in the nation, and it is getting much worse.

The County must adopt at a minimum the WRCOG Good Neighbor Policy.

The purpose of the Good Neighbor Guidelines is to provide local government and developers with a variety of strategies that can be used to reduce diesel emissions from heavy-duty trucks that are delivering goods to and from warehouse and distribution centers.

In 1998, the SCAQMD conducted its second Multiple Air Toxics Emissions Study (MATES II)

1. Considered the nation’s most comprehensive study of toxic air pollution to date, the study found that:

- Diesel exhaust is responsible for about 70 percent of the total cancer risk from air pollution; Emissions from mobile sources -- including cars and trucks as well as ships, trains and planes -- account for about 90 percent of the cancer risk.
- Emissions from businesses and industry are responsible for the remaining 10 percent.

“On January 16, 2003, the Riverside County Board of Supervisors (Board) directed Executive Office staff to initiate the establishment of a Regional Air Quality Task Force to study air quality issues in western Riverside County. This task force was envisioned to be an important tool for implementing air quality mitigation measures for the region.”

So, what has happened in the last 16 years? More pollution and truck traffic next to our homes, schools, playgrounds and churches. Thousands of sick residents. Why? Because the Board of Supervisors and Cities Councils choose to ignore the guidelines established in the WRCOG, SCAQMD and CARB policies.

Good Neighbor Guidelines are designed to help minimize the impacts of diesel particulate matter (PM) from on-road trucks associated with warehouses and distribution centers on existing communities and sensitive receptors located in the subregion.

Today's Proposal.

"It is also recognized that the construction and operations of logistics and warehouse projects in close proximity to residences or other sensitive land uses ("sensitive receptors") may negatively affect the quality of life of those existing communities. Sensitive receptors generally include residences, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and similar uses" (Riverside County "Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses", Page 1).

3.2 Warehouse/distribution facilities should be generally designed so that truck bays and loading docks are a minimum of 300 feet away from the property line of sensitive receptors, measured from the **dock building door**. This distance may be reduced if the site design includes berms or other similar features to appropriately shield and buffer the sensitive receptors from the active truck operations areas. Other setbacks appropriate to the site's zoning classification shall be incorporated in the design.

Measuring the buffer from the loading bays (docks) is not an accurate assessment of the emissions impacts to sensitive receptors next to these facilities. Instead the buffer zone must start at the source of emissions. That is the parking areas, driveways, entrance to the warehouse and staging areas. Warehouses **must** locate loading docks and truck parking areas a minimum of 1500 feet from sensitive receptors not 300 feet (or less). Trees and shrubs will not prevent the impacts of noise and pollution from sensitive receptors.

WRCOG Recommended Strategies:

- **Create buffer zone of at least 300 meters (roughly 1,000 feet, can be office space, employee parking, greenbelt) between warehouse/distribution center and sensitive receptors (housing, schools, daycare centers, playground, hospitals, youth centers, elderly care facilities, etc.);**
- **Site design shall allow for trucks to check-in within facility area to prevent queuing of trucks outside of facility;**
- **Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points;**

- **Design warehouse/distribution center so that interior vehicular circulation shall be located away from residential uses or any other sensitive receptors.**
- **Warehouses are being approved with driveways and truck parking less than 100 feet from sensitive receptors.**

Current warehouses being approved today are not providing adequate on-site parking and on-site queuing for trucks. An example is the warehouse at Oleander X Harvill where trucks are backed up onto the Harley Knox overpass as they line up to enter the warehouse. Trucks coming from the south make illegal and dangerous u-turns to enter the line of trucks. The on-site parking is well over capacity as trucks are parking on the north side of the facility in the car parking areas. Having multiple tenants compounds the problems.

Emissions from logistics trucks occur even before trucks enter the warehouse as they queue in line sometimes for 30 minutes or more. Another issue is that most warehouse projects being approved do not have a tenant. The amount of truck traffic entering the facility and using the surrounding roads is unknown. Many of these high cube warehouses have 20 or more trucks lined up as they enter the facility creating very dangerous conditions outside of the facility as well as tons of toxic particulate emissions. Idling trucks produce far more toxic pollution than trucks driving at freeway speeds. This toxic pollution is not analyzed in the environmental analysis for these warehouses. Putting these massive warehouses next to sensitive receptors exposes a large number of residents to high concentrations of noise and pollution.

Large high cube warehouses must have a minimum buffer (distance) between the warehouse boundaries and sensitive receptors of 1500 feet. Putting in trees, landscaping and even walls will not prevent most of the emissions and even sound from entering neighborhoods.

Warehouses are being built in "Valleys". The lighting and noise are also issues, especially in rural neighborhoods. These warehouses operate 24-7 with back up beepers, air brakes, and dock noises all day and all night long.

"Many land use decisions that involve siting, zoning and permitting actions provide opportunities to complement local and state air regulations and prevent or minimize adverse health impacts" (AQMD, Guidance Document for Addressing Air Quality Issues in general Plans and Local Government Page 1-1).

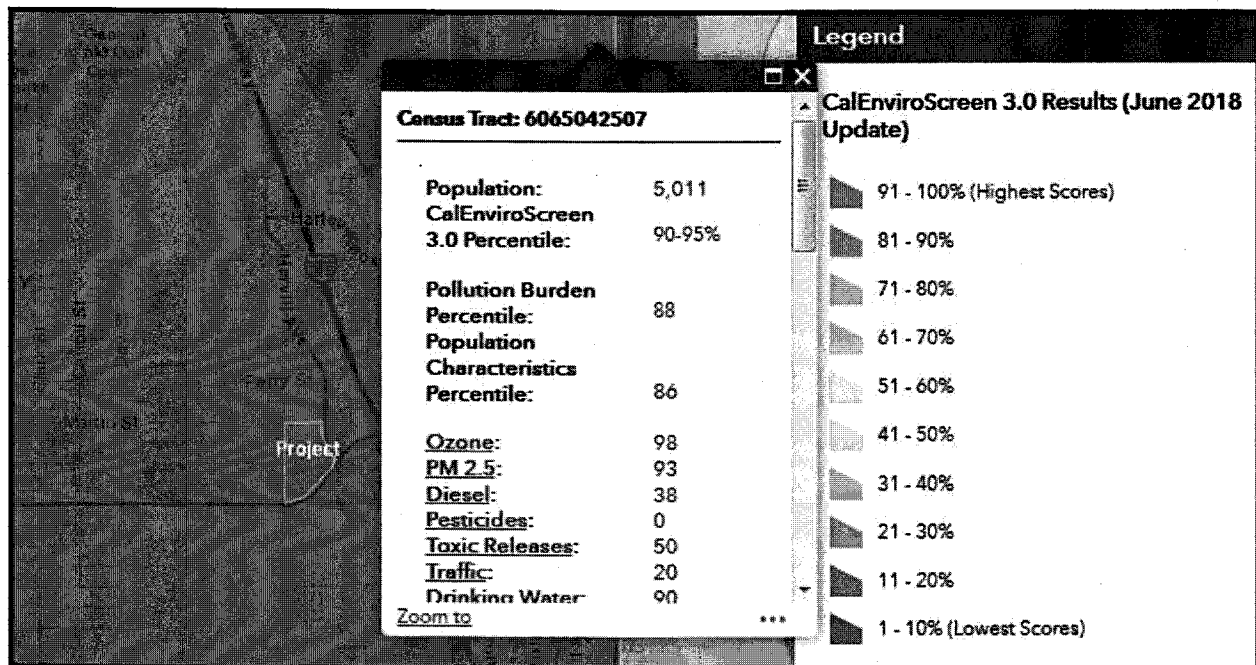
"In local planning and policy development, sensitive land uses should be given special consideration to best protect those individuals that are especially vulnerable to the effects of air pollution" (AQMD, Guidance Document for Addressing Air Quality Issues in general Plans and Local Government Page 1-2, <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>).

Particulate Matter. USEPA designates the South Coast basin as serious non-attainment for PM10, while CARB designates the South Coast basin simply as non-attainment. In 1997, the

USEPA established a new particulate matter PM2.5 standard, in addition to the PM10 standard. PM2.5 is defined as particulate matter with a diameter less than 2.5 microns and is a subset of PM10. PM2.5 consists mostly of products from the reaction of NOx and SO2 with ammonia, secondary organics, finer dust particles, and the combustion of fuels including diesel soot. Deadlines for meeting this standard will be ten years after the region is designated as non-attainment by the USEPA. (AQMD, Guidance Document for Addressing Air Quality Issues in general Plans and Local Government 1-4, 1-5)

Environmental Justice.

Riverside County must improve their land use policies to limit the accumulative impacts of high polluting industries such as heavy manufacturing, factories, refineries, logistics warehouses concentrated in poor minority neighborhoods. Mira Loma is an example of how one industry, the logistics industry, is concentrating logistics warehouses into a poor Latino community near or next to homes. Mead Valley is another example. Mead Valley scores 93% with Ozone at 98, PM 2.5 at 93 from CalEnviro. See Exhibit below.



Please consider the WRCOG Good Neighbor Policy in your decision-making process today. The current County version being proposed is not effective and will not provide any meaningful resolution to minimize the effects of building massive high-cube warehouses next to homes, schools, playgrounds, daycare centers, hospitals and churches.

Sincerely,

Debbie Walsh
President, RAMV

10-53

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Debbie WALSH

Address: MEAD VALLEY

City: _____ Zip: _____

Phone #: _____

Date: 9-24-19 Agenda # 3.27

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

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10:56

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Karen Jakpor, MD

Address: 16941 Mockingbird Cyn. Rd.

City: Riverside, CA Zip: 92504

Phone #: _____

Date: 9/24/19 Agenda # 3.27

Good Neighbor Policy

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Support with amendments

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Support Oppose Neutral

I give my 3 minutes to: _____

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10:59

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Sonya Alondra

Address: _____

City: Woodcrest Zip: 92508

Phone #: _____

Date: 9/24/2019 Agenda # 3.27

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_____ Support _____ Oppose Neutral

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I give my 3 minutes to: _____

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