

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 21.1
(ID # 26345)

MEETING DATE:
Tuesday, November 05, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component) – Except from CEQA – Applicant: Thrifty Oil Co., c/o Stephane Wandel – Engineer/Representative: Thrifty Oil Co., c/o Stephane Wandel – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue – 9.62 Gross Acres – Existing Zoning: Rural Residential 1- Acre Minimum (R-R-1) – REQUEST: The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

INITIATE the Foundation Component for **GENERAL PLAN AMENDMENT NO. 230008** (GPA230008) to proceed with an implementing project.

ACTION:Policy


John Hildebrand, Planning Director 10/30/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: November 5, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles; first starting in 2008 and continuing to 2016 and 2024. The 2024 FC-GPA cycle began in February 2024 through April 2024. All property owners and applicants wanting to change their Foundation Components needed to submit their intent to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA230008) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA230008 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Business Park (CD: BP), to allow the development of a speculative 150,000+ sq. ft. warehouse and support office building. The parcels are not located in a policy or overlay.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Light Industrial (LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.

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Public Hearing Notification

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices, in English and Spanish, pursuant to department policy, and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1,100 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 230008 was held before the General Plan Advisory Committee on July 29, 2024. At that public hearing, the applicant presented their request for the proposal, and the committee opened the hearing for public comments. 13 members of the public provided public testimony.

Of the public comments received, 12 were against initiation of a General Plan Amendment, and one was in support. Comments against the initiation of the GPA cited the rural nature of the community, opposition to industrial uses, desire to protect natural resources, concerns about the loss of potential housing, health impacts, opposition to additional warehouses in the area. Other concerns by the public focused on project notification and translation of materials. Comment in support of the initiation cited personal support of the proposal and desire to bring revenue and investment to the community.

The Committee discussed the project. Issues that were discussed included concerns about traffic issues, the size of the proposed change, and the need for more information.

After discussion, the committee closed the public hearing. The result of the Committee's vote on a motion to recommend approval are provided below:

Support: 4th District

Against: 1st District, 5th District

Neutral: 2nd District

Not Present: 3rd District

Abstain:

Planning Commission Public Hearing

A duly noticed public hearing to discuss FC-GPA 230008 was held before the Planning Commission on September 18, 2024. A total of 36 letters or emails were received by Staff and provide to the Commission, in support or opposition, for the FC-GPA 230008 (20 support and 16 opposition). At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. 10 members of the public provided public testimony.

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Of the public comments received, five (5) were against initiation of a General Plan Amendment, and five (5) was in support. Comments against the initiation of the GPA cited the rural nature of the community, opposition to industrial uses, desire to protect natural resources, concerns about the loss of potential housing, health impacts, opposition to additional warehouses in the area. Other concerns by the public focused on project notification and translation of materials. Comment in support of the initiation cited personal support of the proposal and desire to bring revenue and investment to the community.

The Commission discussed the project. Issues that were discussed included concerns about traffic issues, the size of the proposed change, and the need for more information.

After discussion, the Commission closed the public hearing. The result of the Commission's vote on a motion to recommend approval are provided below:

Support: 2nd District, 4th District, 5th District

Against:

Neutral:

Not Present: 1st District, 3rd District

Abstain:

Impact on Residents and Businesses

Any potential impacts will be analyzed once Foundation Component General Plan Amendment (GPA230008) is initiated and a corresponding implementing project is submitted to the County of Riverside within six (6) months of initiation by the Board of Supervisors. This would include, but not limited to, plans for a proposed project, documents, reports, and studies to support a CEQA determination for project to be reviewed by the County. Once reviewed by Staff; said project entitlement, including the GPA, would be noticed for a public hearing before a Director's Hearing, Planning Commission, and ultimately the Board of Supervisors for determination.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Report of Actions for 9.18.24 (Item# 2.7_FC-GPA230008)**
- B. Staff Report Packages from PC & GPIP for FC-GPA230008**
- C. Foundation Component GPA Cycle Map & Vicinity Map for FC-GPA230008**
- D. Public Comments from PC & GPIP for FC-GPA230008**
- E. Certification, Radius, Labels for FC-GPA230008**

 ~~Jason Farin, Principal Management Analyst 10/31/2024~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

76

Charissa Leach, P.E.
TLMA Director

DATE: 10/22/2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Tim Wheeler, Project Planner 5-6060**
(BOS Date 11-5-2024)

SUBJECT: **MT#26345** – PROJECT # GPA230008

(Charge your time to these case numbers)

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2024 OCT 23 AM 8:04

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component) – Except from CEQA – Applicant: Thrifty Oil Co., c/o Stephane Wandel – Engineer/Representative: Thrifty Oil Co., c/o Stephane Wandel – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – **Location: South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue – 9.62 Gross Acres** – Existing Zoning: Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org [District 1]

Planning Commission Date: September 18, 2024
Commissioner Recommendation: 3 Support, 2 Absent

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - (1st Dist) Press Enterprise**
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

PROPERTY OWNERS CERTIFICATION FORM
CZxxx and PPTxxx
APN ###

I, _____ Tim Wheeler _____, certify that on
(Print Name)

10/22/2024 the attached property owners list
(Date)

was prepared by _____ County of Riverside / TLMA-Planning _____
(Print Company or Individual's Name)

Distance Buffered: 1,100'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: _____ Tim Wheeler _____

TITLE/REGISTRATION Project Planner

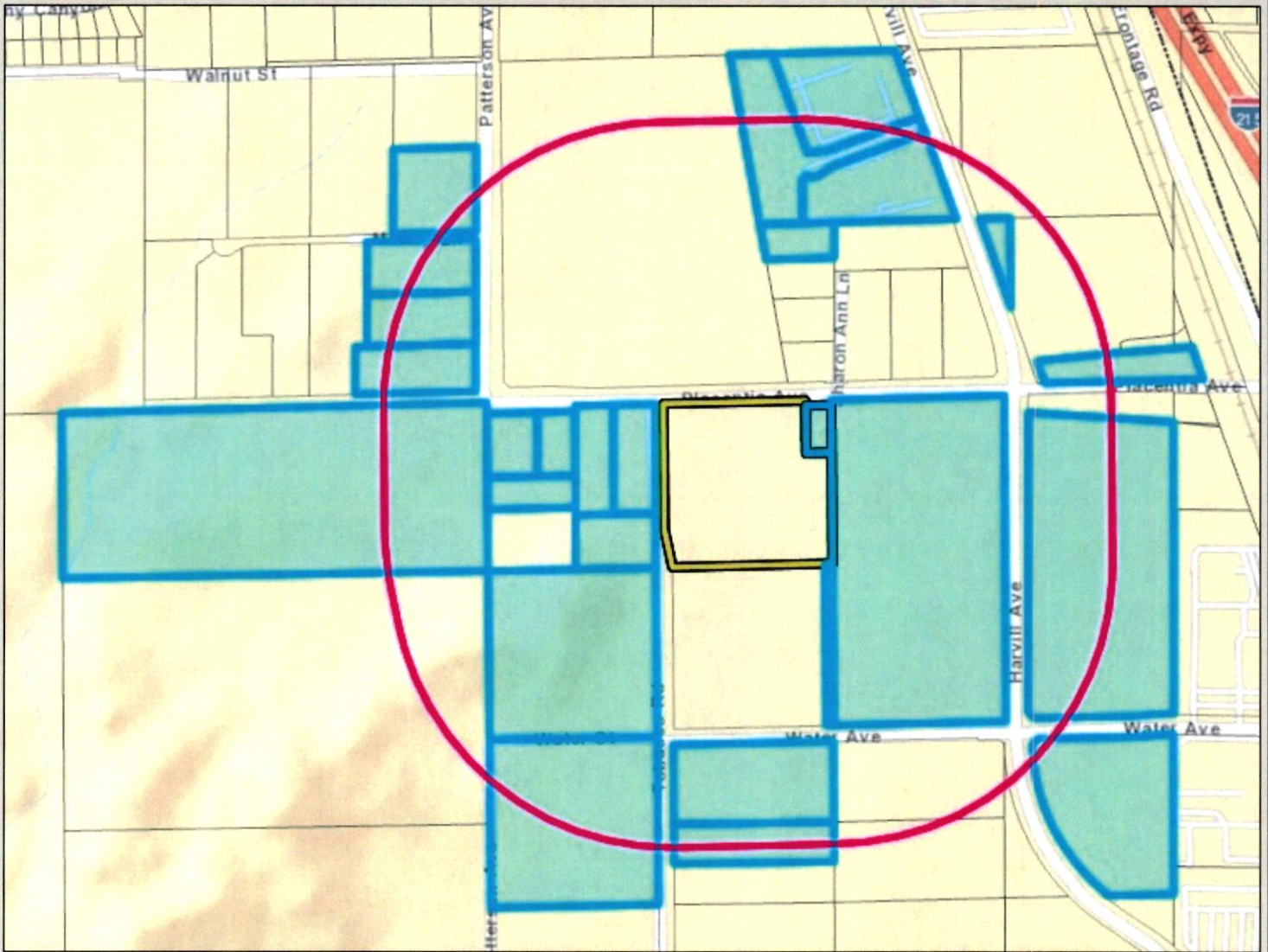
ADDRESS: _____ 4080 Lemon Street, 12 Floor _____

_____ Riverside, CA 92501 _____

TELEPHONE (8 a.m. – 5 p.m.): _____ (951) 951-6060 _____

Riverside County GIS Mailing Labels

GPA230008



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/22/2024 5:01:19 PM

© Riverside County RCIT



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

October 23, 2024

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: **GENERAL PLAN AMENDMENT NO. 230008**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, October 26, 2024.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 5, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation of **General Plan Amendment No. 230008**. The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018. This proposed project is South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **INITIATE** General Plan Amendment No. 230008.

On September 18, 2024, the Planning Commission recommended the project as stated to the Board of Supervisors on a vote of 3-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: October 23, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 23, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA230008

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 5, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: October 23, 2024
Cindy Fernandez

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 23, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA230008

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: November 5, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: October 23, 2024
Cindy Fernandez



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-305834

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202401153
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 24-305834
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 10/24/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202401153	
PROJECT TITLE GPA230008		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET FIRST FLOOR,	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____

 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

 Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$0.00
 Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>I. Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A GENERAL PLAN AMENDMENT, FIRST SUPERVISORIAL DISTRICT**

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: October 23, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202401153
10/24/2024 10:14 AM Fee: \$ 0.00
Page 1 of 1

Removed: By: Deputy


317220013
RETT COLUCCIO
20335 PATTERSON AVE
PERRIS CA 92570

317220016
JUAN HERRERA
20401 PATTERSON AVE
PERRIS CA 92571

317220017
RAZO FAMILY REVOCABLE TRUST DTD
09/09/23
20441 PATTERSON AVE
PERRIS CA 92570

317220018
BUENROSTRO FAMILY REV TRUST
DATED 11/10/23
23430 PLACENTIA ST
PERRIS CA 92570

317240008
EXETER 20388 HARVILL
100 MATSONFORD RD
RADNOR PA 19087

317240017
IPT RIVERSIDE LOGISTICS CENTER II
2151 MICHELSON DR STE 282
IRVINE CA 92612

317240034
COUNTY OF RIVERSIDE
464 W 4TH ST
SAN BERNARDINO CA 92401

317240043
STEVEN M. RAI0
20281 HARVILL AVE
PERRIS CA 92570

317240044
RM5 HOLDINGS
20343 HARVILL AVE
PERRIS CA 92570

317240045
KUMIVA GROUP
600 S LAKE AVE STE 200
PASADENA CA 91106

317250007
JOHN PAUL STCLAIR
3651 GLEN OAKS MANOR DR
SARASOTA FL 34232

317260003
ANITA PEREZ RAMIREZ
23561 PLACENTIA AVE
PERRIS CA 92571

317260004
ANITA A. BRAMLETT SIMS
23551 PLACENTIA ST
PERRIS CA 92570

317260005
SILVANO SERRANO
3142 EL ROSARIO DR
PERRIS CA 92571

317260014
JEAN PIERRE ESQUIRE
43800 CORONADO DR
TEMECULA CA 92592

317260015
THRIFTY OIL
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317260018
VIANEY ZEPEDA
2974 INDIAN AVE
PERRIS CA 92571

317260019
FLORINE M. ROMERO
PO BOX 1136
PERRIS CA 92572

317260020
CHARLES DUANE ROMERO
PO BOX 1668
PERRIS CA 92572

317260024
JUAN G. BARRIENTOS
23511 PLACENTIA ST
PERRIS CA 92570

317260034
COUNTY OF RIVERSIDE
3403 10TH ST NO 500
RIVERSIDE CA 92501

317260036
SWIFT TRANSPORTATION OF ARIZONA
20002 N 19TH AVE
PHOENIX AZ 85027

317270001
EQUIPMENT VALLEY & INV
13930 OAKS AVE
CHINO CA 91710

317270002
KAVIANNA INC
10759 SAFFRON ST
FONTANA CA 92337

317270003
JO YOUNG PARK
20800 TOBACCO RD
PERRIS CA 92570

317270018
CRAMER FAMILY TRUST UTD 07/16/2002
23901 WATER ST
PERRIS CA 92570

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011699514

Customer's Reference/PO Number:

Publication: The Press-Enterprise

Publication Dates: 10/26/2024

Total Amount: \$535.08

Payment Amount: \$0.00

Amount Due: \$535.08

Notice ID: 2Jn0GE4DPR0lyKCgx5s7

Invoice Text: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, FIRST SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 5, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation of General Plan Amendment No. 230008. The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018. This proposed project is South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue in the First Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors INITIATE General Plan Amendment No. 230008. On September 18, 2024, the Planning Commission recommended the project as stated to the Board of Supervisors on a vote of 3-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date

THE PRESS-ENTERPRISE

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011699514

FILE NO. 0011699514

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/26/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: October 26, 2024.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, FIRST SUPERVISORIAL DISTRICT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rlvco.org

Dated: October 23, 2024
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

The Press-Enterprise
Published: 10/26/24

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, FIRST SUPERVISORIAL DISTRICT

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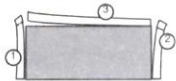
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Dated: October 23, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

* 7877981 7878014

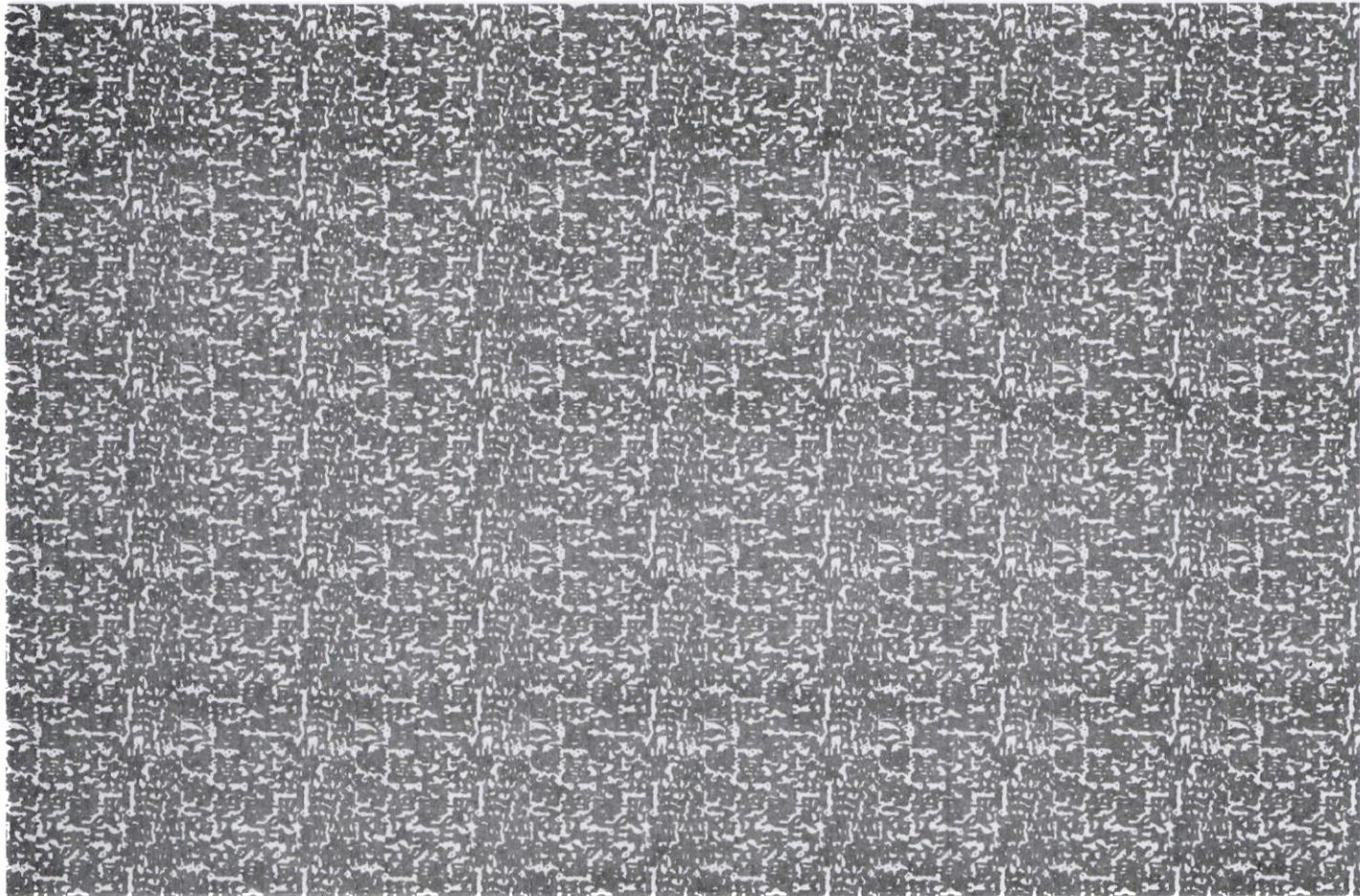
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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
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*Charissa Leach, P.E.
Interim TLMA Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: November 5, 2024

To: Riverside County Board of Supervisors

From: Tim Wheeler, Project Planner

RE: Item 21.1—Comments Received in regard to General Plan Amendment No. 230008

Since completion of the report package for the Board of Supervisors meeting on November 5, 2024. Staff has received the attached letters and email comments:

1. **Stephane Wandel** – emailed 20 letters of support for GPA230008. *(Received November 5, 2024)*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

RE: - Proposed land use change
for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

Dear Board of Supervisors,

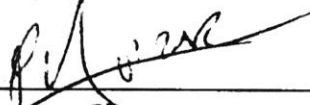
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uses between the 215 FWY and the mountains, so that residential uses can be constructed
elsewhere is the most appropriate course of action going forward.

The State of California is transitioning all cars and trucks to EV standards, and as such our
focus should be on job creation. Providing residents of Riverside County jobs in proximity to
their homes should be a key priority of the County, so that they may spend more time with their
families and less time commuting to other counties.

Please vote to approve the change in land use.

Thank you,



PEDRO JUNZARC

2474 Julian Ave Perris CA

451 378 3791

RE: – Proposed land use change
for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

Dear Board of Supervisors,

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Please vote to approve the change in land use.

Thank you,

Luís Alvarez
Luis Alvarez
951-238-7084
2974 Indian Ave

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for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

Dear Board of Supervisors,

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Thank you,

Walter T. Zepeda
23145 Placentia Ave
Perris CA 92570
909-952-4029

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for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

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Thank you,

Yuri Skazon
21530 Mary St
Perris CA 92570
909-926-3418

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Please vote to approve the change in land use.

Thank you,

Estela Huizar - ESTELA HUIZAR 11/1/2024
2974 Indian Ave
Perris CA 92571
951-657-1559

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for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

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Please vote to approve the change in land use.

Thank you,

Laura Gonzales
(951)455-9782
Moreno Valley CA

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Thank you,

Jazmin Barreto
951 664 0786
Jazmin Barreto
/

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Ashtly Ortega
(951) 275-7089
Moreno Valley CA

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Thank you,

Diego Quintana

Diego Quintana

2934 Indian Cwe

Perris CA 92571

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for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

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Thank you,

Rosalinda Sanchez
2914 Indian Ave
Perris CA 92571
95 200-0724

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Thank you,

Elvira Huizar

2974 Indian Ave

Perris CA 92591

951 657 1559

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Thank you,

Jose Luis Rodriguez
2974 Indian Ave
Perris CA 92571
951-657-1559

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Thank you,

Luz A. Rodriguez
2974 Indian Ave
Perris CA 92571
951 ~~444~~ 657 1559 (Home)

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Thank you,

Camezino Huizar
2974 Indiantec
PERRIS CA 92570
951-657-1559

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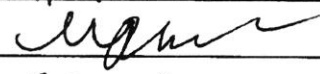
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families and less time commuting to other counties.

Please vote to approve the change in land use.

Thank you,

Micaela Twerta

951-200-0724
2914 Indian Ave
Perris CA 92571

RE: – Proposed land use change
for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

Dear Board of Supervisors,

I am a resident of Riverside County, and am in support of the proposed land use change for the Southeast corner of Placentia and Tobacco, In the City of Perris Ca.

The area has been undergoing change over the past few years, and with the transition to an industrial area, changing the land use and zoning of these 2 parcels from residential to industrial makes the most sense. Maintaining both parcels as residential parcels in the middle of numerous industrial parcels is no longer appropriate. Focusing the industrial and warehouse uses between the 215 FWY and the mountains, so that residential uses can be constructed elsewhere is the most appropriate course of action going forward.

The State of California is transitioning all cars and trucks to EV standards, and as such our focus should be on job creation. Providing residents of Riverside County jobs in proximity to their homes should be a key priority of the County, so that they may spend more time with their families and less time commuting to other counties.

Please vote to approve the change in land use.

Thank you,

Jesse Sanchez
9.51-200-0724
2914 Indian Ave
Perris CA 92571

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Please vote to approve the change in land use.

Thank you,

Luis Luevano
2914 Indian Ave
Perris CA 92571
951-200-0724

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families and less time commuting to other counties.

Please vote to approve the change in land use.

Thank you,

JOSE GONZALEZ
PERRIS CA 92571
951 515 4624

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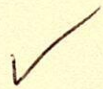
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Please vote to approve the change in land use.

Thank you,

Josefina Gonzalez
Perris CA 92571
951-258-0154



Riverside County Board of Supervisors
Request to Speak

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SPEAKER'S NAME: Debbie WACSLI

Address: Rancho
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: _____

Date: Nov 5, 2024 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support X _____ 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: _____

Parking validations available for speakers only – see Clerk of the Board.

BOARD RULES

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Individual Speaker Limits:

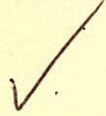
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SPEAKER'S NAME: Vianey Zepeda

Address: 23745 Placentia Ave
(Only if follow-up mail response requested)

City: Pepper Zip: 92570

Phone #: 9516758420

Date: Nov. 5 Agenda # 261

PLEASE STATE YOUR POSITION BELOW:

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

X 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: I am a long term prop. owner and support zoning change for this project

Parking validations available for speakers only – see Clerk of the Board.

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✓

**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. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Dan Cederburg

Address: 23672 Orange Ave
(Only if follow-up mail response requested)

City: Perris Zip: 92570

Phone #: _____

Date: 11-25-24 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

Support 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: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

BOARD RULES

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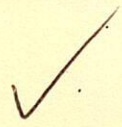
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Riverside County Board of Supervisors
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SPEAKER'S NAME: Robin Flores

Address: 23805 Orange Ave
(Only if follow-up mail response requested)

City: Perris Zip: 92570

Phone #: 909-816-8306

Date: 11/5/24 Agenda # 21-1 26345

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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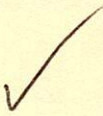
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Online



Riverside County Board of Supervisors
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SPEAKER'S NAME: Franco Pacheco

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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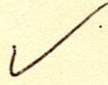
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SPEAKER'S NAME: Karla Cervantes

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.1

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(Revised: 06/13/2024)

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Lopez, Daniel

From: Aquia Mail
Sent: Monday, November 4, 2024 9:10 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20241105**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on November 4, 2024

Submitted values are:

First Name
Karla

Last Name
Cervantes

Phone
9518929916

Agenda Date
11/05/2024

Agenda Item # or Public Comment
Public comment , and item 21.1

State your position below
Oppose

Lopez, Daniel

From: Wheeler, Timothy
Sent: Monday, November 4, 2024 3:57 PM
To: Clerk of the Board
Cc: Ketcham, Thomas
Subject: FW: Support for BOS agenda item 21.1

FYI...

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the link to tell us

-----Original Message-----

From: Scott Smith <skyscott@icloud.com>
Sent: Monday, November 4, 2024 12:21 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Stephane Wandel <swandel@ordencompany.com>; James <emailittojamesnow@yahoo.com>; Calvin Lau <lauc6318@gmail.com>; Clint Randolph <Brocktonauto@gmail.com>; Joe (Jose) Maciel <Jmacielsr910@gmail.com>; Jimmy Flores <jfloresph@aol.com>; Betsy Burkey <betsy@betsyburkey.com>
Subject: Support for BOS agenda item 21.1

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Wheeler,

My name is Scott Smith. I am a resident and property owner at 21225 Geens Place, Perris, CA. I Live off of Orange Avenue in the section of the 215 industrial corridor designated as part of Mead Valley.

I believe I speak for all of my neighbors on Orange Avenue in expressing support for agenda item 21.1 on the South East Corner of Placentia Avenue and Tobacco Road. Like the surrounding area this project is outside of the physical Mead Valley and clearly within the 215 industrial Corridor. Could you please pass on to the Board of supervisors our support not only because of the industrial nature of the neighborhood, but also because it is right next to the new homeless and mental health treatment and housing facility referred to as the Wellness Center. This is a location completely unsuitable for any type of housing development. However it is an ideal location for a project that will bring jobs and economic development into the Greater Mead Valley area.

Feel free to contact me if you have any questions for someone who actually lives in this project's neighborhood.

Best wishes.

Scott Smith
310-686-0778
skyscotty@me.com