

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



ITEM: 3.1
(ID # 27763)

MEETING DATE:
Tuesday, May 06, 2025

FROM : BOS DISTRICT 1

SUBJECT: BOS DISTRICT 1: First District use of Community Improvement Designation Funds to be allocated to the First District Youth Advisory Council and LULAC of Riverside [\$6,000 - General Fund 100%] (4/5 vote required)

RECOMMENDED MOTION: That the Board of Supervisors approve the use of Community Improvement Designation funds for:

That the Board of Supervisors approve the use of Community Improvement Designation funds for:

1. **First District's Riverside Youth Advisory Council** - \$1,000
4080 Lemon Street, 5th Floor, Riverside CA 92509
2. **LULAC of Riverside** - \$5,000
P.O. Box 1414, Riverside, CA 92502

ACTION:4/5 Vote Required

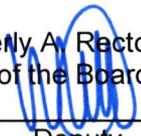
Supervisor Jose Medina

5/1/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 6, 2025
xc: BOS-D1, COB/cc

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	\$6,000	\$0	\$6,000	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: General Fund 100%			Budget Adjustment: NO	
			For Fiscal Year: 24/25	

BACKGROUND: Community Improvement Designation funds will be given to the following organizations:

1. **Riverside Youth Advisory Council (YAC) District 1** provides a platform for youth to voice their concerns and actively contribute to improving their communities. The proposed funding in the amount of **\$1,000** will provide funding for the First District YAC End-of-Year Banquet, on June 23, 2025.

2. **LULAC of Riverside's** mission is to advance the economic condition, educational attainment, social influence, health and civic rights of the Latino population of the region. The proposed funding in the amount of **\$5,000** will be used to sponsor the 13th Annual LULAC of Riverside Health Fair/Clinic on May 31, 2025, at Boardwell Park-Stratton Recreation Center. This event will provide free dental treatment, free eye exams and prescription glasses, medical exams and treatments, mammograms, free vaccines, and information on low cost or free medical services available in the area.

Flores, Kate

From: Michael McCarthy <MikeM@radicalresearch.llc>
Sent: Tuesday, May 6, 2025 8:44 AM
To: Supervisor Medina - 1st District; Planning; Clerk of the Board; TLMA Planning Hearings; Roberts, Samuel
Cc: Jennifer Larratt-Smith; aesilva4@earthlink.net
Subject: R-NOW comments on May 7, 2025 Planning Hearing Commission Item 3.1
Attachments: General_requests_RNOW.pdf; Detail_comments_RNOW.pdf

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.

Honorable Supervisor Medina, Commissioners, Clerk, and Planners,

Attached please find two pdf attachments with comments on Planning Commission item 3.1 for the May 7th hearing from R-NOW.

The General Requests letter provides our requests for community engagement, changes to foundation components for open space and parks, and a request for an updated area plan.

The Detail comments letter goes into technical detail on each of the attachments in the agenda item packet that are erroneous or areas of controversy.

Thank you for your attention to these issues.

Mike McCarthy
R-NOW
92508

**Contacts**

Jen Larratt-Smith
(951) 384-1916
jarrattsmith@gmail.com

Mike McCarthy
(510) 928-8256
mikem@radicalresearch.llc

Website: tinyurl.com/rivnow

SENT VIA EMAIL

May 6, 2025

Planning Commission, County of Riverside
Clerk of the Board
District 1 Supervisor Jose Medina
Planning

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - March Area Plan - Item 3 on May 7, 2025 Planning Commission Agenda

Honorable Commissioners, Clerk, and Supervisor Medina,

R-NOW is a grassroots, all-volunteer, 501(c)(3) nonprofit environmental organization located in Riverside, CA focused on identifying local and regional land-use solutions that emphasize quality of life, livable communities, and the preservation of open space in Riverside and the Inland Empire. R-NOW thanks you for the opportunity to provide comments on the March Area Plan, March Ordinance, and March Resolution.

R-NOW has three requests regarding the transition of land-use authority, zoning, and land-use through a March Area Plan.

- 1) Engage community groups and members in and adjacent to the March Planning Area - Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, Mission Grove Neighborhood Alliance, US Vets, Westmont Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.
- 2) Revise the March Area land-use plan to reflect current conditions - The March JPA General Plan was adopted in 1999. The adopted General Plan is not reflective of settlement agreements and changing economic and community preferences community vision for the area. An update is necessary and this is the appropriate time to update the land-use plan and include existing settlement agreements.
- 3) Map the appropriate Foundation Component to land uses for individual parcels - The proposed foundation element of Community Development for the entire planning area is

inappropriate for parcels designated as open space, parks, and conser. This is inconsistent with the vision for the land-use for hundreds of acres of parcels. R-NOW requests that the Foundation Component of Open Space is applied to parcels with parks, open space, and conservation easement obligations.

R-NOW looks forward to engaging with the County on the land-use transfer provisions and ensuring that the March Area Plan reflects on the ground community knowledge.

Under separate cover please find a detailed list of errors, omissions, and errata in the draft documents for the March Area Plan.

Sincerely,

Jennifer Larratt-Smith - Chair

Mike McCarthy - Vice-Chair

R-NOW



Contacts

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Mike McCarthy
(510) 928-8256
mikem@radicalresearch.llc

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SENT VIA EMAIL

May 6, 2025

Planning Commission, County of Riverside
Planning
Clerk of the Board

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - March Area Plan - Item 3 on May 7, 2025 Planning Commission Agenda

Honorable Commissioners, Clerk, Planners,

This letter provides a list of errors, omissions, and other disagreements in policy interpretation for the draft March Area Plan documents under consideration under Item 3 on the May 7, 2025 Planning Commission Agenda. This is not a complete list, as we have only had a few business days to review the documentation provided.

Form 11 Staff Report

- P. 1 - The March Zoning Area is entirely within Supervisorial District 1 boundaries and does not intersect District 2.
- P. 2 - The project includes revisions to the County's General Plan via Foundation Component adoption and new land-use categories - for example, "industrial residential" that do not conform to existing categories.
- P. 5 - typo - MRAB should be MARB - also on p. 13
- P. 5 - The General Plan of the March JPA is from 1999, and the State Office of Planning and Research recommends a comprehensive general plan update every 15-20 years¹. The MIPA General Plan is out of date and requires an update.
- P. 6 - The Staff Report and March Area Plan have been drafted without any community engagement as mandated for Environmental Justice areas in policies HC 15.1-15.7 of the County General Plan.
- P. 7 - AB 98 also requires the establishment of truck routes for warehouse siting of future projects.

¹ https://lci.ca.gov/docs/General_Plan_Guidelines_FAQ.pdf

- P. 8 - Establishing a foundation component of 'Community Development' for parcels currently identified as parks, open space, and conservation easement will establish a pathway for the future development of those parcels. Establishing a foundation component of 'Open Space' for those parcels is necessary for this to avoid CEQA review.
- P. 9 - The County ordinance #997 is specifically claiming that the County will not automatically adopt existing settlement agreements, development agreements, and disposition and development agreements, and therefore, it is not clear that this is simply a 'merger of already approved actions by each agency'. CEQA's common sense exemption may not apply. Therefore, the project may have potential for physical environmental impacts under CEQA.
- P. 11- The March Area Plan fundamentally contradicts the Vision of the General Plan by omitting any community participation in the planning process. While bureaucratic and technocratic overviews of the area are necessary, community engagement is necessary to establish the long-term visioning process and contribute to the overall quality of life. The general welfare of the community is not represented in this document.
- P. 12 - The March Area Plan comprises low-quality warehouse jobs. That is not high-tech. It provides limited job density, and is the reason people are upset at the feckless and irresponsible planning that has led to this high truck-trip land use.
- P. 13 - Adopting the Community Development Foundation component proposed for the entirety of the March Area Plan is irresponsible. The Open Space Foundation component is the appropriate foundation for the hundreds of acres of existing and planned parks, open space, and conservation easement parcels. To override those with Community Development endangers those existing and proposed land uses.
- P. 13 - The proposed GPA 240093 is inconsistent with the Environmental Justice Policies for a 98th percentile CalEnviroScreen score census tract. Policies to continue to industrialize an already-overburdened community without appropriate pollutant reduction and community engagement are inconsistent with the General Plan Healthy Communities element.

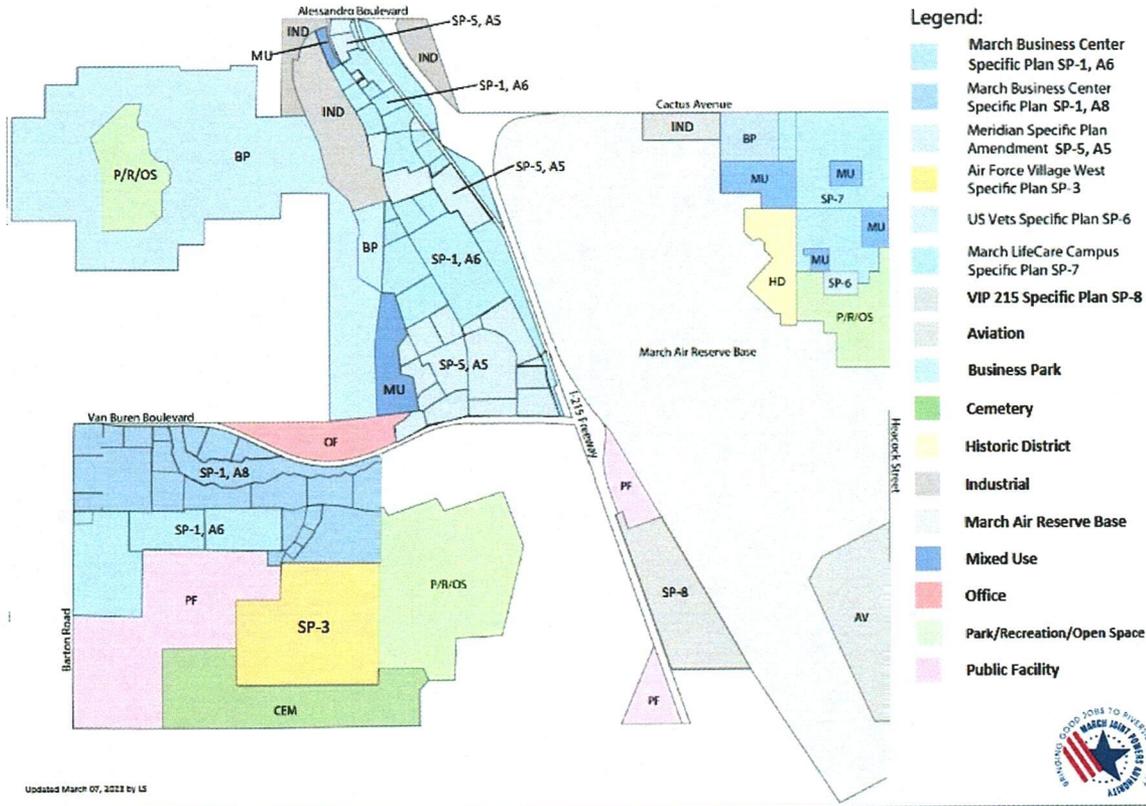
Land Use Map - Attachment D

The Land Use map- does not accurately transcribe land uses from the existing March JPA Land Use Map and categories.

- Inaccurately maps the West Campus planning area
- Describes SP-3 Air Force Village West as 'Industrial Residential'. It is R-10 and R-20 residential density land uses.
- Describe SP-6 US Vets as 'Industrial Residential'. It is institutional residential.
- General Plan Land-use Map designations do not include existing settlement agreement obligations or conservation easements already in place and should not be relied upon for unzoned areas. For example, the swath of Office north Van Buren is in a conservation easement and run by Rivers and Lands Conservancy - it should be open space.

- Omits the under consideration GP 21-01, SP-9, and ZC 21-01 under consideration at Public Hearing May 12th, 2025² for over 880 acres.

General Plan Land Use Map
March Joint Powers Authority



Draft March Area Plan - Attachment E

- Page numbering is inaccurate throughout
- No upfront Vision Summary
- LU 2.1(a, g) - Should also include RCTC Transit Oriented Communities Strategic Plan³ - this area has the only current MetroLink station outside of a city in the County and requires residential development in its catchment area to maximize its potential ridership
- LU 2.1(h) - This area was just designated a Very High Fire Hazard Severity Zone⁴ - please prevent inappropriate development that are ignition sources.

² <https://marchjpa.com/wp-content/uploads/2025/05/05-12-2025-JPC-Packet.pdf>

³ <https://www.rctc.org/transit-oriented-communities-strategic-plan/>

⁴ <https://www.rvcfire.org/our-departments/fire-marshals/FHSZ-map>

- P. 8 - March Area Plan - Guiding Principles - who is deciding these are the principles for this area? There has been no community outreach or engagement, so how were these decided?
- P.9 Land Use Plan - Table 1- Land Use Designation doesn't match the actual buildout and description of the Plan land uses.
 - There are no Aviation uses within the plan
 - There are no Cemetery or Cemetery expansion uses
 - The 'Office' land-use is a conservation easement entered into in 2015 with Rivers and Lands Conservancy.
 - There are approximately 800 acres of conservation and conservation easement areas, which are currently not demarcated in the land-use plan because the MJPA didn't update the General Plan. Please incorporate these areas into a new March Area Plan.
 - There is no 'Water' land use
 - There is no such thing as 'Industrial Residential'. There is institutional residential (US Vets) and standard 55+ residential (SP-3, Air Force Village West).
 - There is no 'Recreation' land-use but there is a Parks/Residential/Open Space category. Please define it accurately.
- P. 11 - Table 2 summary of land use - this acreage is the general plan land-use designation, but is not accurate as to the allowed and constraints on the land use.
- March Area Plan - the March Area Plan fails to identify existing Settlement Agreements constraining land-use within the March Planning area entered into in 2003 (CAREE/CCA EJ)⁵ and 2012 (Center for Biological Diversity/San Bernardino Valley Audobon Society)⁶. These agreements are important to include for reference on the allowed land uses.

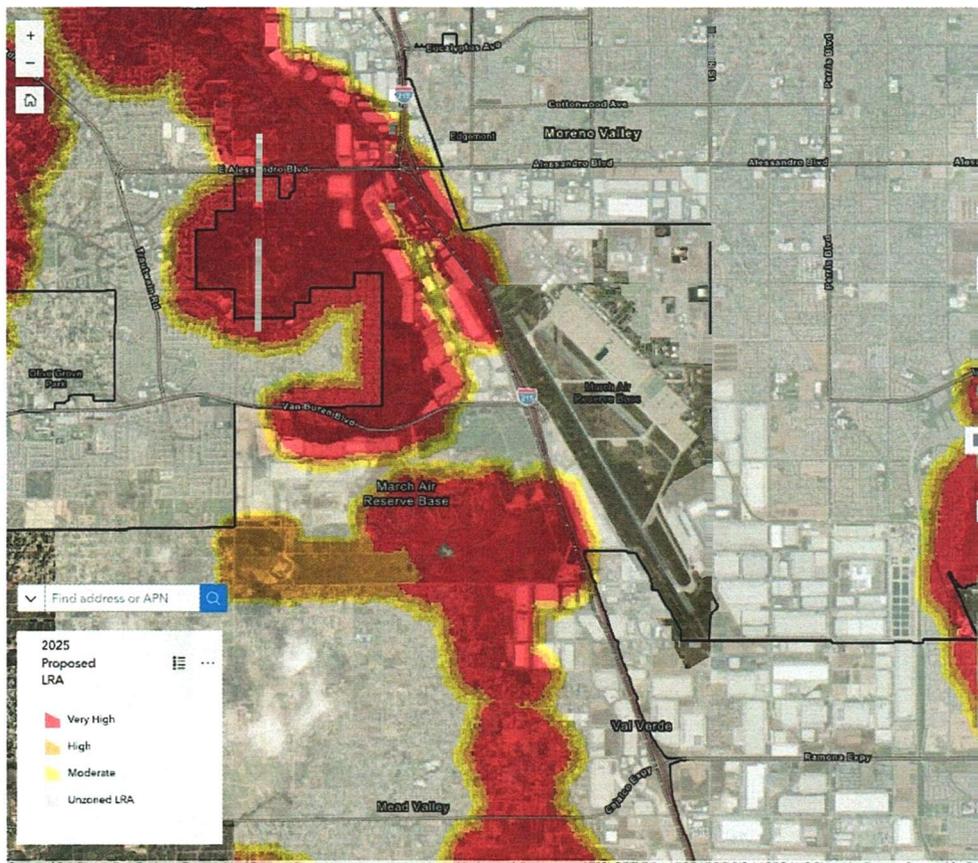
Attachment F - Exhibits

- Figure 5 - Circulation Element is missing almost all the roads within the planning area.
- Figure 6 - Trails - There are many trails within the West Campus not shown, but they are available for reference within the 2012 CBD settlement agreement
- Figure 8 - Fire hazard - this map is out of date - most of the planning area is now Very High FHSZ. See screenshot of new Local Responsibility Area designations from March 25, 2025 taken from the Riverside County Fire Department Office of the Fire Marshall⁷.

⁵ <https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCA EJ-Settlement-Agreement.pdf>

⁶ <https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf>

⁷ <https://www.rvcfire.org/our-departments/fire-marshall/FHSZ-map>



County of San Bernardino, Earthstar Geographics | Datasets from numerous sources were used in the modeling process. | ESR, RCIT G6, LAFCO | RCIT G6, LAFCO | UC Riverside, City ... Powered by Esri

Sincerely,

Jennifer Larratt-Smith - Chair
Mike McCarthy - Vice-Chair

R-NOW