

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



**ITEM: 3.73  
(ID # 27990)**

**MEETING DATE:**  
Tuesday, May 20, 2025

**FROM :** SUPERVISOR JOSE MEDINA

**SUBJECT:** BOS DISTRICT 1: Approve and allocate \$1,350,000 from the First District Unincorporated Communities Initiative to the Transportation and Land Management Agency's Planning Department to create a Mead Valley Community Plan District 1. [\$1,350,000 Total Cost – 100% General Fund Unincorporated Communities Infrastructure Funds] (4/5 Vote Required)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Authorize the Transportation Land Management Agency's Planning Department to complete a Mead Valley Community Plan; and
2. Allocate \$1,350,000 of First District Unincorporated Communities Initiative funds for the Mead Valley Community Plan; and
3. Direct the Executive Office to allocate \$1,350,000 of First District Unincorporated Communities Initiative funds to the Transportation and Land Management Agency's Planning Department for project planning, development and implementation; and
4. Approve and direct the Auditor-Controller to complete budget adjustments as detailed in Schedule A.

**ACTION:4/5 Vote Required**

  
Supervisor Jose Medina

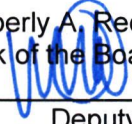
5/16/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Medina, seconded by Supervisor Washington 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 20, 2025  
xc: BOS-D1, EO, TLMA-Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	<b>\$ 30,000</b>	<b>\$ 1,320,000</b>	<b>\$ 1,350,000</b>	<b>\$ 0</b>
<b>NET COUNTY COST</b>	<b>\$ 30,000</b>	<b>\$ 1,320,000</b>	<b>\$ 1,350,000</b>	<b>\$ 0</b>
<b>SOURCE OF FUNDS:</b> 100% General Fund, Unincorporated Communities Initiative Fund			<b>Budget Adjustment: Yes</b>	
			<b>For Fiscal Year:</b> 2024/2025 – 2025/2026	

**BACKGROUND:**

**Summary**

On November 17, 2020, the Riverside County Board of Supervisors (Board) directed the Executive Office to develop and implement an Unincorporated Communities Initiative (UCI). The UCI is a focused, ongoing, and coordinated effort to improve infrastructure and services provided to the residents of unincorporated communities, with emphasis on Disadvantaged Unincorporated Communities. The program is funded through the Unincorporated Communities Fund, which receives authorized General Funds from the County during the annual budget and quarterly budget revision process.

On December 15, 2020, the Executive Office presented a proposed framework for planning and implementation of the UCI. With the support of the Board, the Executive Office established a team of staff and department heads to facilitate the UCI program. Through March 31, 2021, the Executive Office team held 15 community meetings and conducted online surveys to better understand community needs for services, infrastructure, and infrastructure maintenance. On May 25, 2021, the UCI Team presented the needs assessment to the Board.

On June 25, 2024, the Board adopted the FY24/25 Budget, which included the allocation of \$10,000,000 in NCC Funds to the Unincorporated Communities Fund, to be divided evenly between the five Supervisorial Districts for each Supervisor's use within their unincorporated communities.

Based on the foundational work completed by the UCI Team, and further analysis by this office, \$1,350,000 in remaining available FY24/25 First District UCI funding shall be allocated to the Transportation and Land Management Agency's Planning Department for planning, development, and implementation of the proposed Mead Valley Community Plan.

The process of developing a Community Plan includes robust community outreach, complex land use analysis, legislative changes, and environmental analysis consistent with the California Environmental Quality Act.

In close coordination with the County's First District office, TLMA's Planning Department will initiate development of a Community Plan for the Mead Valley area with the purpose of:

- 1) Establishing a functional limit to the area's warehouse developments; and
- 2) Concentrating efforts on enhancing the downtown Mead Valley core area through branding, development incentivization, and land use planning.
- 3) The effort will include:
  - a. Assessment of community needs, and extensive community outreach and collaboration
  - b. Technical analyses of land uses, and existing and future infrastructure



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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- c. Preparation of an environmental impact analysis and documentation
- d. Amendments to the General Plan's Mead Valley Area Plan to include appropriate policies related to the general location and extent of warehouse developments, and best operational practices
- e. Creation of a Mead Valley Community Plan which will address land use changes, and facilitate economic opportunities in an identified downtown core area
- f. Crafting of design guidelines and branding to facilitate creation of a "Sense of Place"
- g. Collaboration with the County's Office of Economic Development to facilitate and attract business and job creation
- h. Collaboration with the County's Department of Housing and Workforce Solutions
- i. Consideration of financing models

**Impact on Residents and Businesses**

Community Plans are a vital tool to proactively analyze future growth areas. Proactive community planning is one of the few remaining tools available to help properly plan for growth. Community plans provide a tool to guide balanced development that:

- 1) Includes early outreach and collaboration with residents and businesses
- 2) Looks holistically at the community opportunities and constraints
- 3) Identifies densities and land uses that can be supported by existing and/or future planned infrastructure; and
- 4) Examines public services and other amenities to be incorporated.

The long-term goal of the Unincorporated Communities initiative is to improve infrastructure and services to all Riverside County's unincorporated communities. Development of a Mead Valley Community Plan is a step toward meeting that commitment.

**SCHEDULE A BUDGET ADJUSTMENT**

**SCHEDULE A**

**Fiscal Year 2024/2025**

**Increase in Revenues:**

10000-3120100000-790600	Contribution from Other County Funds	\$30,000
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**Increase in Appropriations:**

10000-3120100000-510040	Regular Salaries	\$15,000
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10000-3120100000-525440	Professional and Special Services	\$15,000
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**Increase Committed Fund Balance:**

10000-1101000000-330100	Committed Fund Balance	\$1,320,000
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**Decrease Unassigned Fund Balance:**

10000-1101000000-370100	Unassigned Fund Balance	\$1,320,000
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✓ x6

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to the Clerk of the 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:** Debbie WALSH

**Address:** RAM

**City:** MEAD VALLEY **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** May 20 **Agenda #** 3.73  
281

**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.

(Revised: 04/23/2025)



## **BOARD RULES**

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SPEAKER'S NAME: Vicki Sanchez

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: May 20 Agenda # 373

PLEASE STATE YOUR POSITION BELOW:

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\_\_\_\_\_ Support X \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

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\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: Debbie Walsh

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**Flores, Kate**

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**From:** Acquia Mail  
**Sent:** Monday, May 19, 2025 4:11 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 20250520**. 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 May 19, 2025

Submitted values are:

**First Name**

Franco

**Last Name**

Pacheco

**Phone**

9517967757

**Agenda Date**

05/20/2025

**Agenda Item # or Public Comment**

Public comment , 23.1 ,3.73,

**Comments**

Opposed to the mining permit , support the 3.73 and separate public comment



# Online



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SPEAKER'S NAME: Franco Pacheco

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 3.73

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(Revised: 06/13/2024)



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SPEAKER'S NAME: Karla Cervantes

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 3.73

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**Flores, Kate**

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Submitted on May 19, 2025

Submitted values are:

**First Name**

Karla

**Last Name**

Cervantes

**Phone**

9518929916

**Agenda Date**

05/20/2025

**Agenda Item # or Public Comment**

Public comment , 23.1 , 3.73