

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



ITEM: 22.1
(ID # 27894)

MEETING DATE:
Tuesday, June 10, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP), to allow for submittal of an application for a speculative ~390,000 sq. ft. industrial building with accessory use with up to 56 dock doors and parking for up to 230 vehicles and 85 trailers. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. LOCATION: First Supervisorial District – North Perris Area – Mead Valley Area Plan – north of Placentia St., east of Patterson Ave, south of Rider Street, and west of Harville Ave – Existing Zoning: R-R-1 (Rural Residential) and A-1-1 (Light Agricultural) – Existing Land Use: Very Low Density Residential (RC:VLDR) – APN(s): 317-230-018 through -023, and 317-230-049 – 17.4 Gross Acres – Applicant: PJP CHI, L.P. – Engineer / Representative: EPD Solutions – Not a Project under CEQA. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

ACTION:Policy


John Hildebrand, Planning Director


Rania Odenbaugh, TLMA Director

6/5/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240042 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Perez and Gutierrez
Nays: None
Absent: None
Abstained: Washington
Date: June 10, 2025
xc: TLMA-Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend initiation of **Foundation Component General Plan Amendment No. 240042 (FC-GPA240042)**; and
2. If recommended, **ADOPT** and order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO 240042 (FC-GPA240042)** and requiring the applicant to submit to the County the implementing project within six (6) months.

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, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes 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 (FC-GPA240042) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

The Foundation Component General Plan Amendment No. 240042 (FC-GPA240042) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (RC:VLDR) to Business Park (CD:BP), on seven (7) parcels, totaling 17.4 gross acres.

The seven (7) parcels are located north of Placentia St., east of Patterson Ave, south of Rider Street, and west of Harville Ave, and not in any General Plan policy or zoning overlay.

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The proposed Business Park (CD: BP) Land Use designation is intended to allow for employee intensive uses, including research and development, technology centers,

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STATE OF CALIFORNIA**

corporate offices, clean industry and supporting retail uses. The Floor Area Ratio (FAR) of the CD: BP land use designation is between 0.25 and 0.60 FAR.

If FC-GPA240042 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a speculative ~390,000 sq. ft. industrial building with up to 56 dock doors and accessory uses including parking for up to 230 vehicles and 85 trailers.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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 1,000 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

No comments were received as of the drafting of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA No. 240042 was held before the General Plan Advisory Committee on September 16, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. 5 members of the public provided public testimony.

Of the public comments received, 4 were against initiation of a General Plan Amendment, and one was in support. Comments against the initiation of the GPA cited concerns about cumulative effects of warehouses, the need for stricter regulations, lack of code enforcement response, air pollution, health concerns, and the need for more parks, grocery stores and other commercial uses. Comments in favor of the initiation stated that no other use makes sense on the site, given the surrounding land uses, and acknowledgement that the prevailing land uses in the area have ceased to be agricultural in nature.

The Committee discussed the project. After discussion, the committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd and 3rd Districts
Against:
Neutral:
Not Present: 1st, 4th, and 5th Districts
Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240042 was held before the Planning Commission on October 23, 2024. At that public hearing, the applicant presented their request

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for the proposal, and the Commission opened the hearing for public comments. Eleven (11) members of the public provided public comments.

Of the public testimony received, seven (7) were in support of the initiation of a General Plan Amendment, and four (4) were in opposition. Comments for the initiation of the GPA cited the appropriateness of the proposed use, its congruousness with the surrounding community character, support for the infrastructure the proposed project would bring in, and support for property owners and their neighbors to develop on their own property. Comments against the initiation cited opposition to change in community character and vacant warehouses, the belief that no new infrastructure would be developed, and concerns about traffic, noticing and community engagement, impacts to local wildlife and a neighboring preserve, how community benefits are being implemented, and community displacement. Other concerns mentioned by the public included concerns that proposed warehouse and logistics projects are not compatible with the existing Area Plan, that the community is not being notified or larger changes in the area, and that the area is environmental justice community.

The Committee discussed the project. Issues that were discussed included need to understand how the project would support economic development, the support of immediately adjacent residents, support for the location of the proposed warehouse being between other existing or proposed warehouse or logistics uses, questions about the type of outreach that would be done as part of the implementing project, desire to see design changes that could be introduced to the project to make it more appealing to local residents, and need for more information. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 2nd, 3rd, 4th Districts

Against:

Neutral:

Not Present: 1st, and 5th Districts

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved in the manner recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

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

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STATE OF CALIFORNIA

ATTACHMENTS:

Attachment A – Vicinity Maps

Attachment B – Existing Land Use Designations

Attachment C – Existing Zoning Classifications

Attachment D – Noticing Radius and Labels

Attachment E – Applicant’s Attachments

Attachment F – GPAC Hearing Package

Attachment G – PC Hearing Package



Jason Farin, Principal Policy Analyst

6/5/2025



Aaron Gettis, Chief of Deputy County Counsel

6/4/2025



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.4

(ID # 25842)

MEETING DATE:

Monday, September 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) Foundation Component – Applicant: Jack Herrill c/o PJP CHI, L.P. – Engineer / Representative: Kumail Raza c/o EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Placentia Street, east of Patterson Avenue, south of Rider Street, and west of Harvill Avenue – 17.2 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) and A-1-1 (Light Agriculture, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD: BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. – APN: 317-230-018 through -023 and 317-230-049 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240042
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	North Perris Area
Supervisorial District:	First District
Project Planner:	Rosemary Montoya
Project APN(s):	317-230-018 through -023 and 317-230-049
Continued From:	


John Hildebrand, Planning Director 9/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No 240042 (GPA240042) is a proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Business Park (BP) on seven (7) parcels, totaling 17.2 gross acres.

The seven parcels are located north of Placentia Street, east of Patterson Avenue, south of Rider Street, and west of Harvill Avenue.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE GENERAL PLAN AMENDMENT ADVISORY COUNCIL MEMBERS TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240042 (GPA240042).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Business Park (BP)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Business Park
East:	Business Park
South:	Business Park
West:	Medium Density Residential
Existing Zoning Classification:	R-R-1 (Rural Residential, 1-acre minimum) A-1-1 (Light Agriculture, 1-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	I-P (Industrial Park)
East:	M-SC (Manufacturing: Service-Commercial) I-P (Industrial Park)
South:	I-P (Industrial Park)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	M-SC (Manufacturing: Service-Commercial)
West:	R-1 (One-family Dwellings) R-R-1 (Rural Residential, 1-acre minimum)
Existing Use:	Single-Family Residences Drug and Alcohol Rehabilitation Facility
Surrounding Uses	
North:	Warehouse
East:	Warehouse
South:	Warehouse
West:	Vacant Single-Family Dwelling

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base
Environmental Justice Community	Yes – Mead Valley

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Applicant Proposal

FC-GPA240042 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).

Proposal Overview

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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The proposed Business Park (BP) Land Use designation is intended to allow for employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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 1,000 feet of the project site for the General Plan Advisory Committee public hearing.

Attachments:

- Exhibit A – Map of Vicinity**
- Exhibit B – Map of Existing Land Use Designation**
- Exhibit C – Map of Existing Zoning Classification**
- Exhibit D – Applicant’s Exhibits**
- Exhibit E – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240042

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

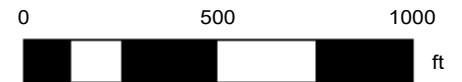
District: 1

Date: 8-16-2024



Zoning Area/District: NORTH PERRIS

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240042

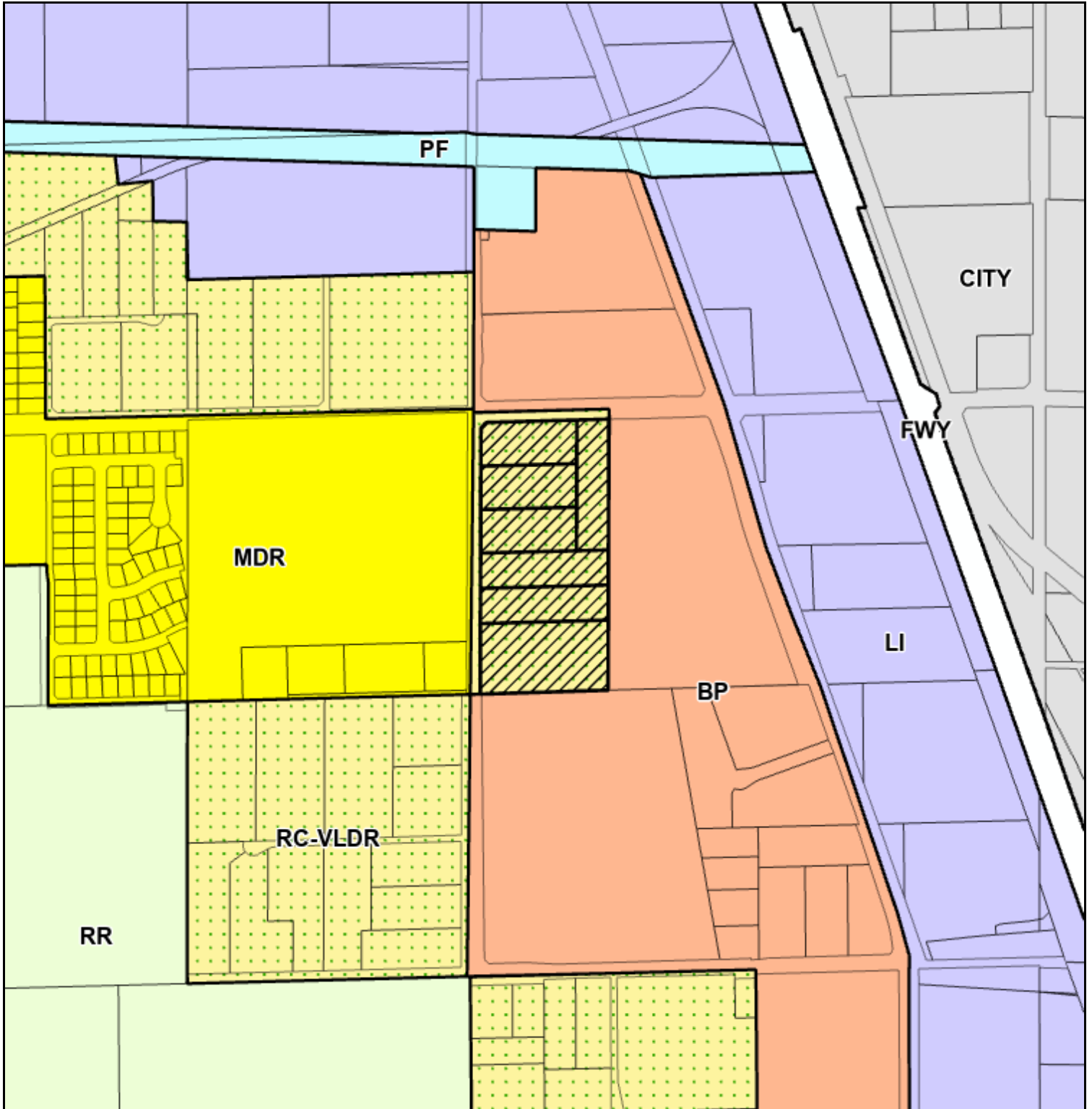
EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-16-2024

Exhibit: 5



Zoning Area/District: NORTH PERRIS

Author:



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240042

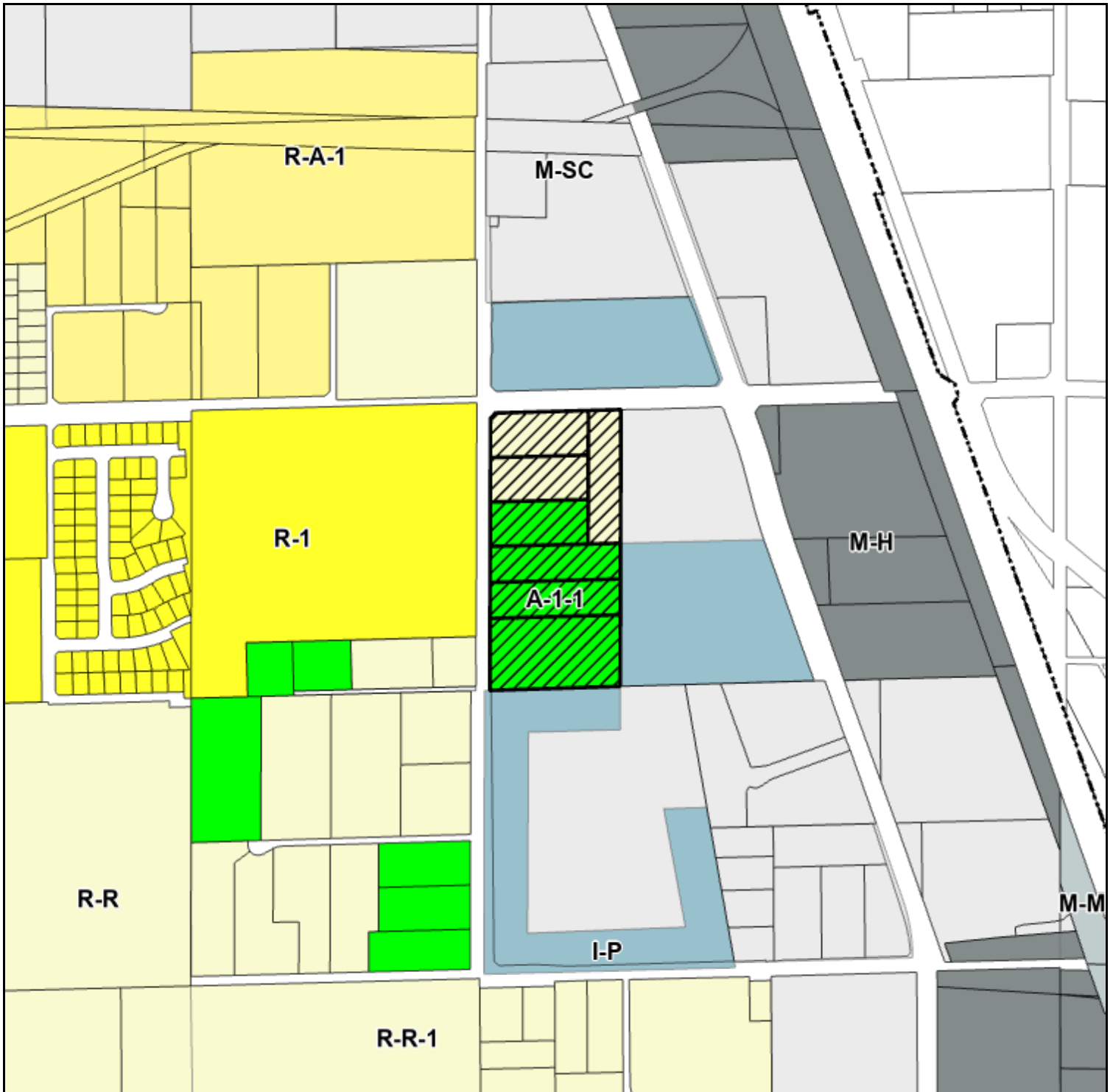
EXISTING ZONING

Supervisor: KEVIN JEFFRIES

District: 1

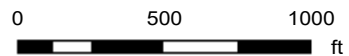
Date: 8-16-2024

Exhibit: 2



Zoning Area/District: NORTH PERRIS

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>





RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 317-150-006

I, Rosemary Montoya certify that on 08.23.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1000 feet). 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: Rosemary Montoya

SIGNATURE: _____

TITLE: Assistant Planner

ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-9549

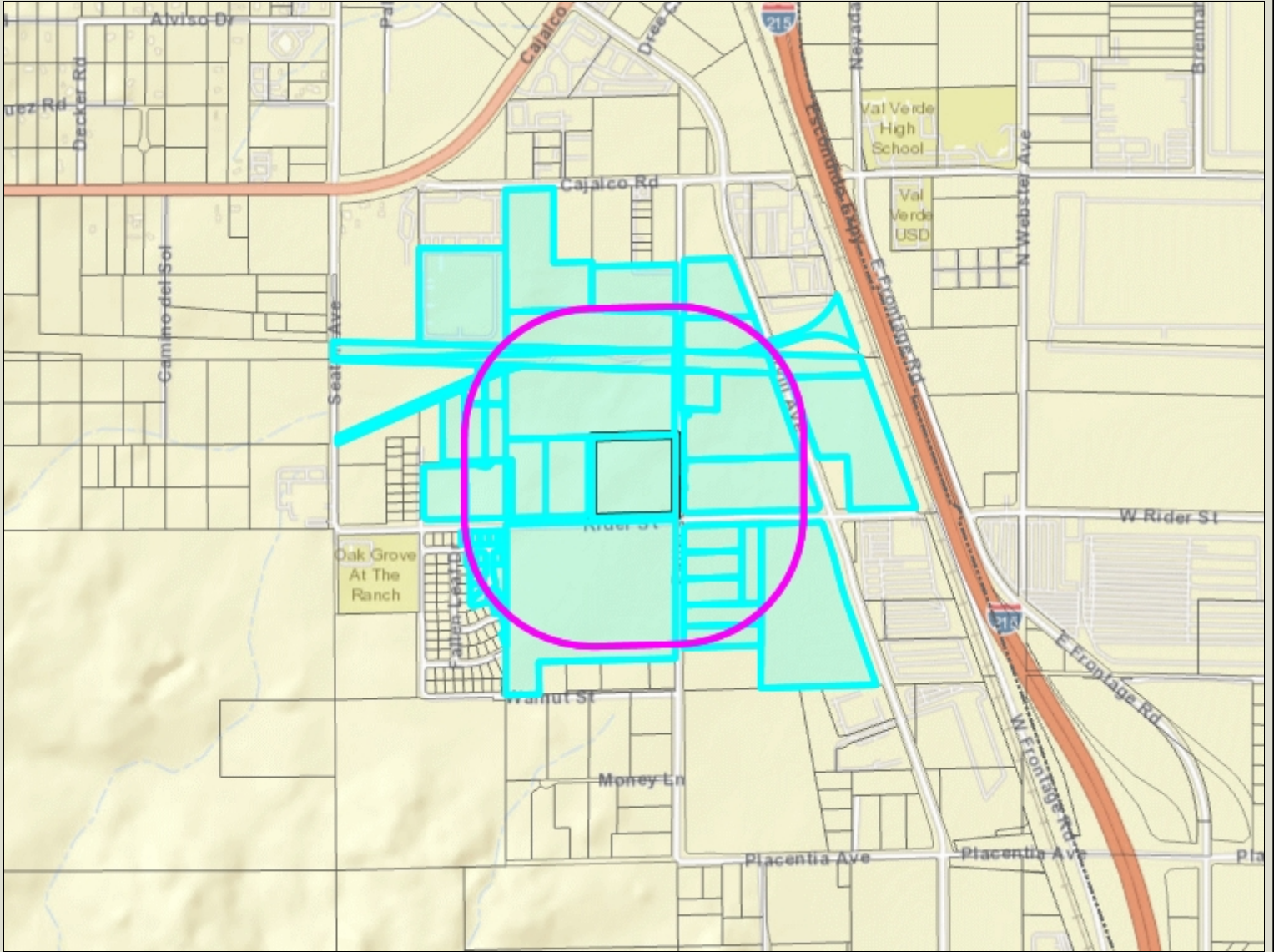
EMAIL: romontoya@rivco.org

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) 863-7555

Riverside County GIS Mailing Labels

GPA240012



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes
1000' Radius



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.

317140016
BLUSV I CA PATTERSON AVENUE
5 CONCOURSE PKWY STE 3100
ATLANTA GA 30328

317140041
MWD
P O BOX 54153
LOS ANGELES CA 90054

317140051
PREMIER MARICOPA INV
17705 S MAIN ST
GARDENA CA 90248

317140054
BOYD PERRIS GSA
1 NORTH WALKER STE 4025
CHICAGO IL 60606

317150002
RIVERSIDE GRANITE CO
137 N LARCHMONT BLV
LOS ANGELES CA 90004

317150006
CHARLES A. BROOKER
19971 PATTERSON AVE
PERRIS CA 92570

317150046
PO N. JUANG
2608 CALIFORNIA ST
BERKELEY CA 94703

317150053
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

317150054
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 20
EL MONTE CA 91731

317150058
JORGE ANTONIO ORTIZ
11425 COUNTFLEET CT
MORENO VALLEY CA 92557

317160018
AT & SF RR
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

317160035
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

317160037
HARVILL RIDER
18W 140 BUTTERFIELD RD STE 750
OAKBROOK TERRACE IL 60181

317170044
AMERICAN TOWER ASSET SUB
1430 S EASTMAN AVE
COMMERCE CA 90023

317170047
B9 PATTERSON OWNER
PO BOX 2980
CHICAGO IL 60690

317170052
DUKE REALTY RIDER & HARVILL LP
1800 WAZEE ST STE 500
DENVER CO 80202

317210018
CADO PERRIS
1545 FARADAY AVE
CARLSBAD CA 92008

317230019
THOMAS H. MOORE
20030 PATTERSON AVE
PERRIS CA 92570

317230020
MIGUEL ANGEL ARRIZON
20050 PATTERSON AVE
PERRIS CA 92570

317230021
ESCHRICH DEBORAH ESTATE
IRREVOCABLE TRUST
18575 JAMBOREE RD FL 9
IRVINE CA 92612

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230052
BCI IV HARVILL BUSINESS CENTER
2151 MICHELSON DR STE 282
IRVINE CA 92612

317321005
GUTIERREZ AGUSTIN TAPIA LIVING
TRUST DTD 09/04/14
23194 NORRISGROVE DR
PERRIS CA 92570

317321006
JUAN ORTIZ PEREZ
23208 NORRISGROVE AVE
PERRIS CA 92570

317321007
CARLOS CORTEZ
23222 NORRISGROVE DR
PERRIS CA 92570

317321008
CHRISTIAN J PALMA HERNANDEZ
23236 NORRISGROVE DR
PERRIS CA 92570

317322001
NANCY MORGA GONZALEZ
340 MARCOS ST APT 120
SAN MARCOS CA 92069

317322002
EARL RICHARD
20118 SWALLOW HILL CIR
PERRIS CA 92570

317322003
JOSE DAVID JIMENEZ MEZA
20115 SWALLOW HILL CIR
PERRIS CA 92570

317322004
BRANDY NETHKEN
20097 SWALLOW HILL CIR
PERRIS CA 92570

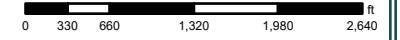
317322005
CHARLES H. SALTOS
20081 SWALLOW HILL CIR
PERRIS CA 92570



317322006
JAVIER RAMOS VILLALTA RICARDO
20065 SWALLOW HILL CIR
PERRIS CA 92570


317322007
GREGORY MERMILLIOD
5110 MAGNOLIA AVE
RIVERSIDE CA 92506

317322008
MARIA C. CASAFRANCISCO
23195 NORRISGROVE DR
PERRIS CA 92570

317322019
DORA LUZ CRESPO
23248 WILDWOOD LN
PERRIS CA 92570



-  Selection(s)
-  Parcels

3/2/2024 

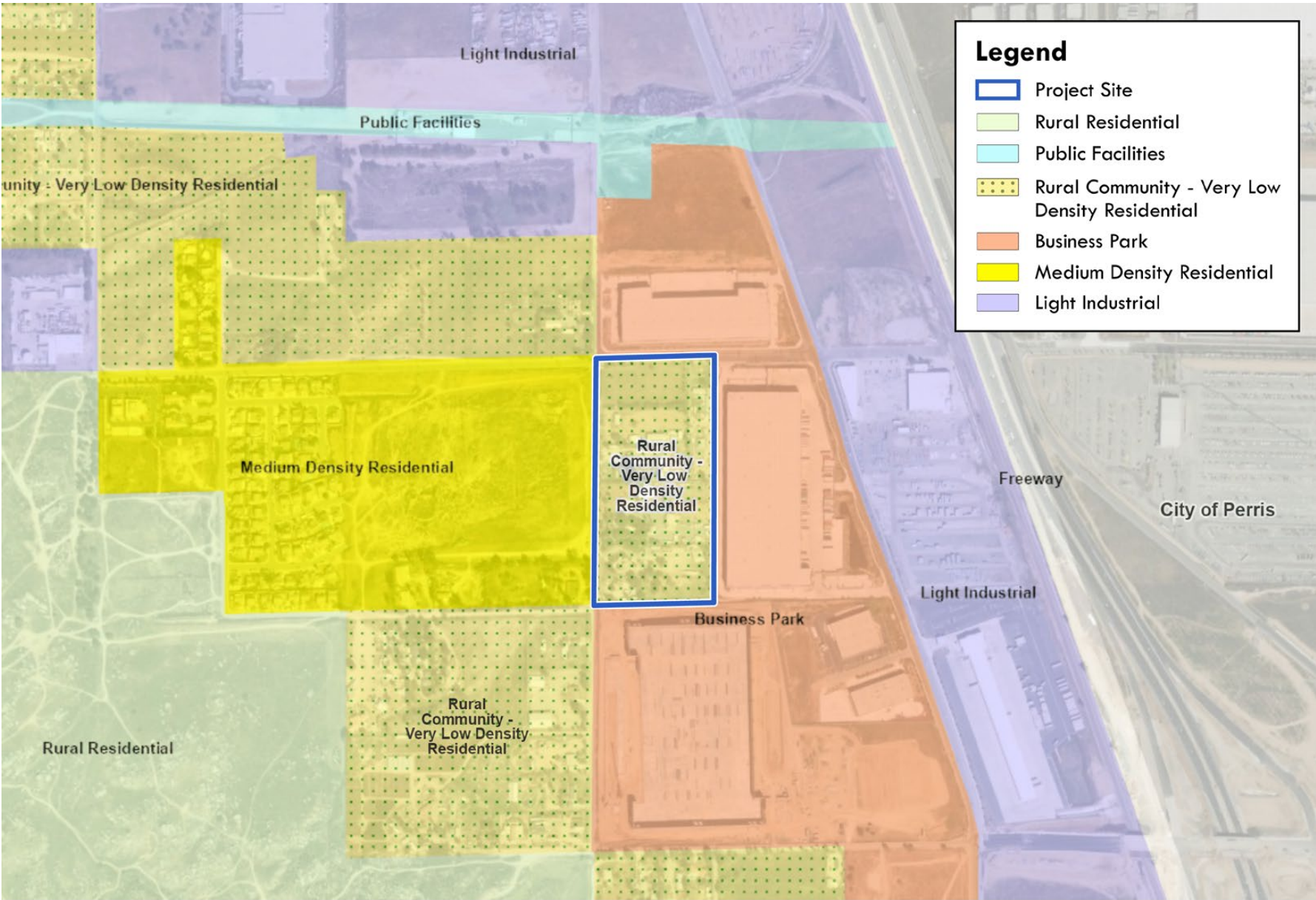
This map and the data contained herein is for demonstration purposes only. Aumentum Technologies assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty regarding the completeness or accuracy of the data. Note: Acreage and Square Footage data shown are approximate and may not be consistent with records maintained for appraisal purposes. ©2020 Aumentum Technologies

Data sources: Aumentum Technology Customers Geospatial Commons (DASC), U.S. Census, esri.

The best public portal solution for valuation information!

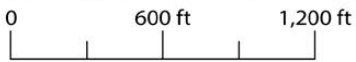
Maxar

Existing General Plan



Legend

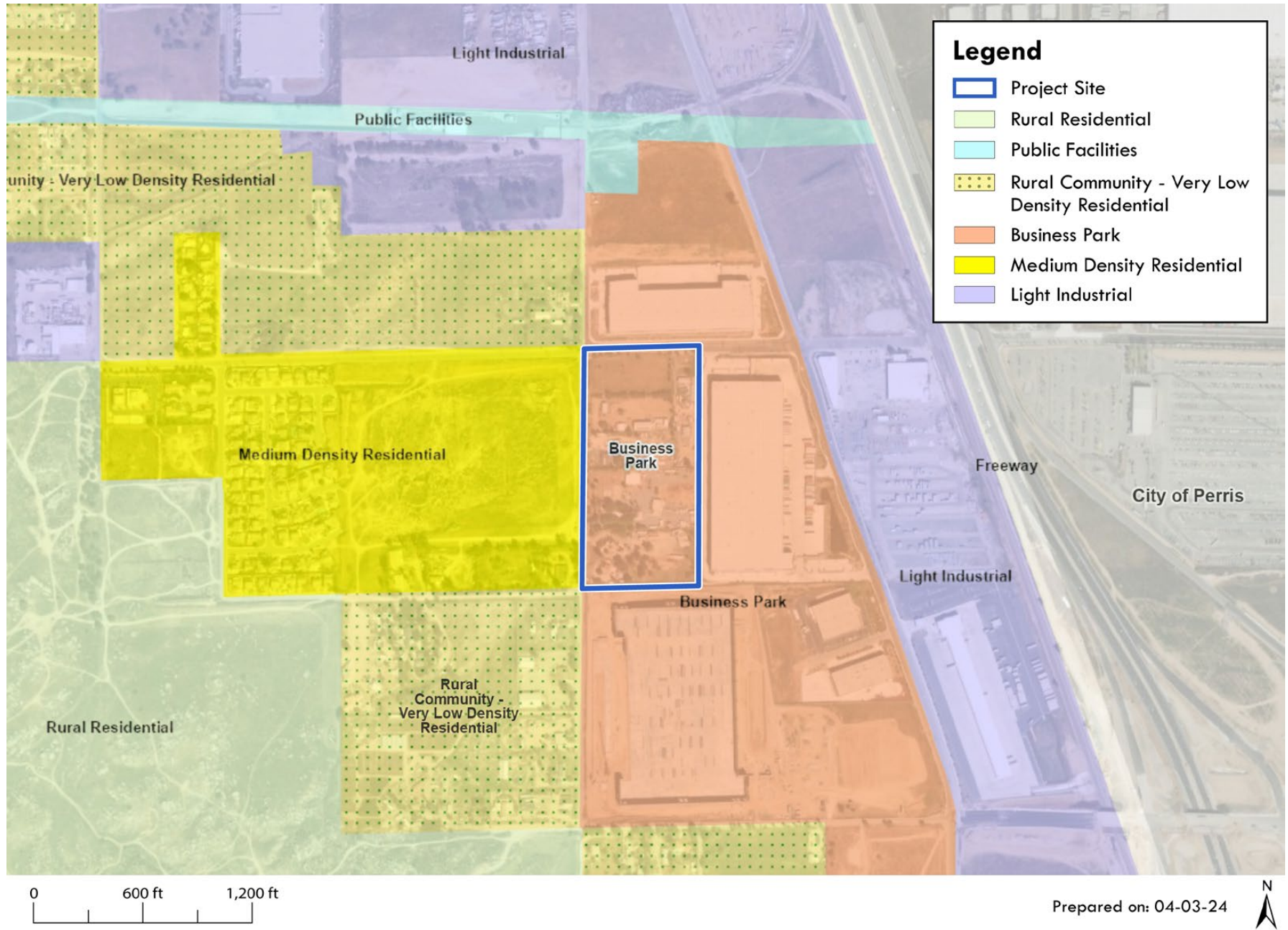
- Project Site
- Rural Residential
- Public Facilities
- Rural Community - Very Low Density Residential
- Business Park
- Medium Density Residential
- Light Industrial



Prepared on: 04-03-24



Proposed General Plan



1.0 Introduction

The applicant, PJP CHI, L.P. , is seeking a Foundation General Plan Amendment (hereinafter referred to as “FGPA”) within western Riverside County in the Mead Valley community.

2.0 Project Location

The project site is a land assembly totaling approximately 17.4 acres located in the Mead Valley community of unincorporated Riverside County (APNs: 317-230-018, -019, -020, -021, -022, -023, & -049). The project site is located north of Placentia Avenue, west of Harvill Avenue, south of Rider Street, and east of Patterson Avenue. The project site is located approximately 0.25 miles west of Interstate (I) 215. See Figure 1 for project site vicinity.

Figure 1: Project Site Vicinity



3.0 Existing Conditions and Surrounding Land Uses

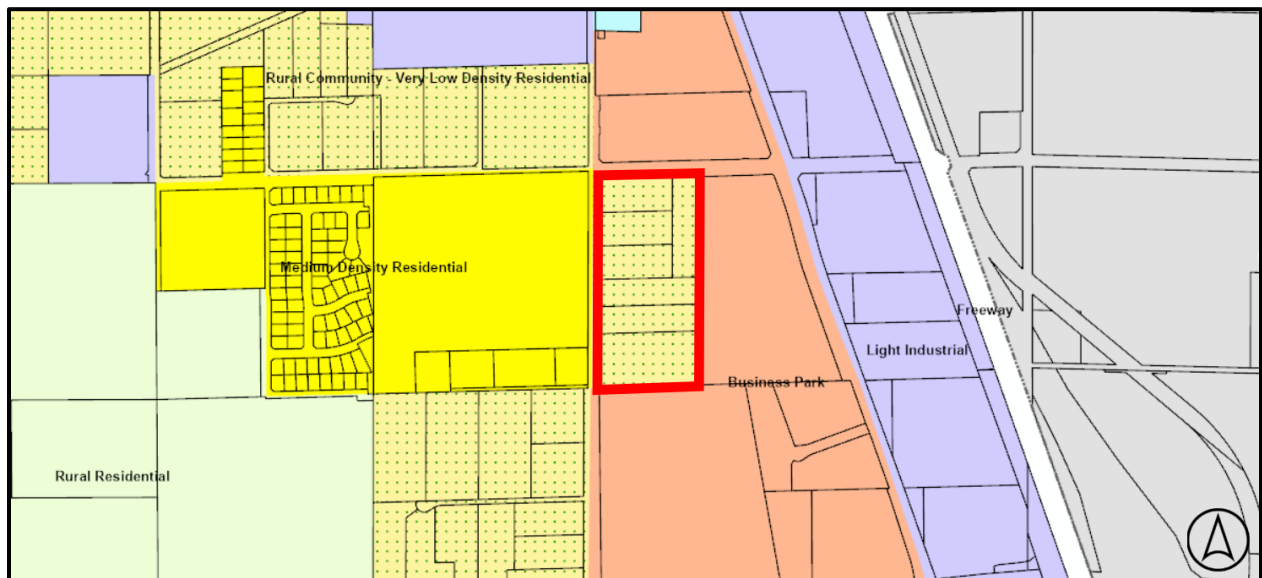
The existing uses on the 17.4-acre project site include single-family residential homes, a church, and outdoor storage. The topography on the site is relatively flat. The surrounding land uses include a light industrial/warehouse building to the north; a light industrial/warehouse building, and a pipe manufacturing plant to the east; a light industrial/warehouse building to the south; and a single-family residential home, and vacant land to the west. The site immediately to the west of the project site is also subject to a pending development application for a 583,903 square-foot industrial building. If approved, the project site would be entirely surrounded by industrial uses. See Figure 2 for the project site aerial.

Figure 2: Project Site Aerial



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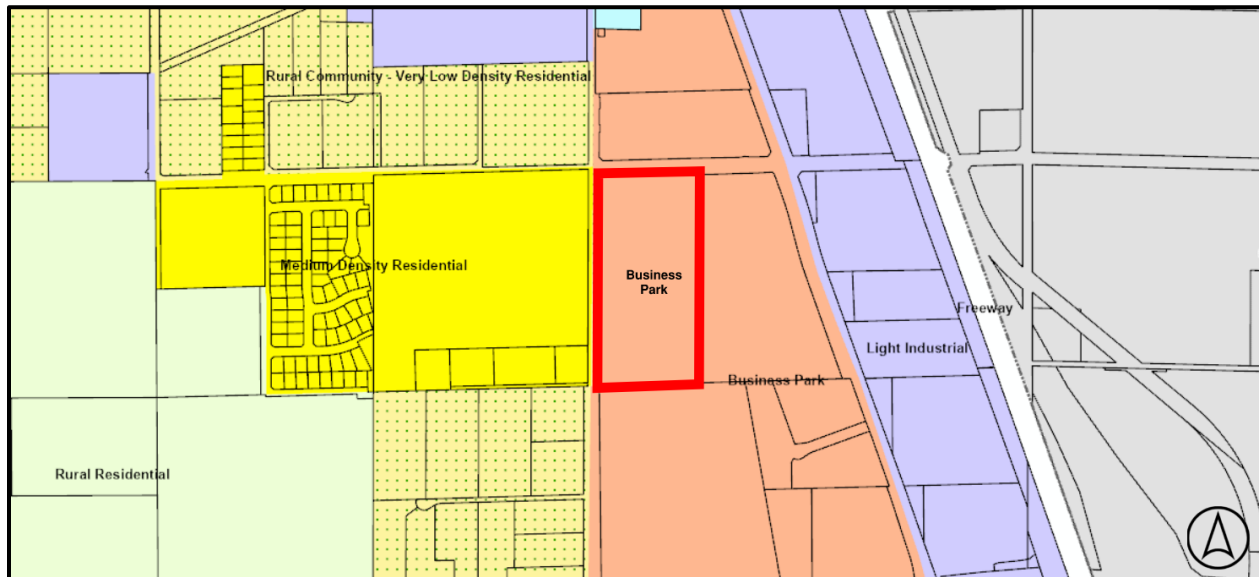
Figure 3: Existing General Plan Land Use



5.0 Proposed General Plan Land Use

The proposed project includes an FGPA to re-designate the site's Foundation Component from Rural Community to Community Development. In addition to an FGPA, the project requires a General Plan Amendment (herein after referred to as "GPA") to change the General Plan land use from Very Low Density Residential (RC-VLDR) to Business Park (BP). See Figure 4 for the proposed General Plan land use.

Figure 4: Proposed General Plan Land Use



6.0 Proposed Project

The proposed FGPA to re-designate the site's Foundation Component from Rural Community to Community Development would help facilitate the development and operation of a speculative industrial building. The proposed project would be subject to the allowed uses and applicable development standards of the County Code.

7.0 Justification

The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modification does not conflict with the overall Riverside County Vision, and that it will not create an internal inconsistency among the elements of the General Plan.

New Conditions

An important consideration of any proposed FGPA is that new conditions justify modifying the General Plan. Since the last FGPA cycle, Mead Valley area has seen significant development which has led to the transition of the area from a more rural condition to a more suburban environment. A significant contributor to this change that was not planned for in the General Plan is related to

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Riverside County Vision

The FGPA will allow for currently underutilized, vacant property to become an economically viable, and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The Riverside County Integrated Project (RCIP) Vision intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants." The future business park use is expected to create full-time jobs for the community and will allow the County to attract new employment generating businesses and provide for a more equal jobs to housing balance. Industrial commerce generates employment across various skill levels, from production line workers to engineers and managers. It provides opportunities for skills development, vocational training, and career advancement, contributing to human capital development.

Consistency with the Riverside County General Plan

The FGPA is consistent with all applicable policies in the Riverside County General Plan and will not create an internal inconsistency among the elements of the General Plan. The FGPA's consistency with the various elements of the General Plan is detailed below.

Land Use Element Policies

LU 8.1 Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity.

The FGPA accommodates the development of a balance of land uses in that it permits the development of more economically viable business park uses on vacant, underutilized, residential land.

- LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.
- The FGPA will provide for stable employment in that the resulting business park uses will generate good paying, full-time employment opportunities for residents.*
- LU 8.3 Promote the development of focused employment centers rather than inefficient strip commercial development.
- The FGPA will promote the development of focused employment centers as it will add approximately 17.4 acres of additional business park land uses adjacent to existing industrial uses.*
- LU 8.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.
- The FGPA will stimulate industrial clusters that facilitate competitive advantage in the marketplace and provide attractive and well landscaped work environments as the future business park land uses will be developed to a high standard in regard to architecture and landscaping, and potentially attract new firms to Riverside County.*
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- The FGPA will minimize long-distance commuting as it will provide for employment opportunities near the residents of Mead Valley.*
- LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.
- The FGPA will locate business park uses within 1.4 miles of Interstate (I) 215, allowing for the efficient movement of goods, and easy access for workers.*

Circulation Element

- C 23.13 Collaborate with private industry and local, regional and state government partners to identify strategies to increase employment and educational opportunities for Riverside County residents related to goods movement projects.

The FGPA will increase goods movement related employment opportunities for Riverside County residents in that it will complement the surrounding business park, manufacturing, warehousing, distribution, and light industrial land uses.

Air Quality Element

AQ 7.1 Provide incentives to encourage new firms to locate within the County and existing firms to expand operations.

The approval of the FGPA is an incentive to encourage new firms to locate within the County as it will allow for an additional over 17.4 acres to be developed with business park land uses.

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Sources:


[Riverside County General Plan \(2021\)](#)

[Industrial Warehousing in the SCAG Region \(2018\)](#)



0 330 660 1,320 1,980 2,640 ft

-  Selection(s)
-  Parcels

3/2/2024 

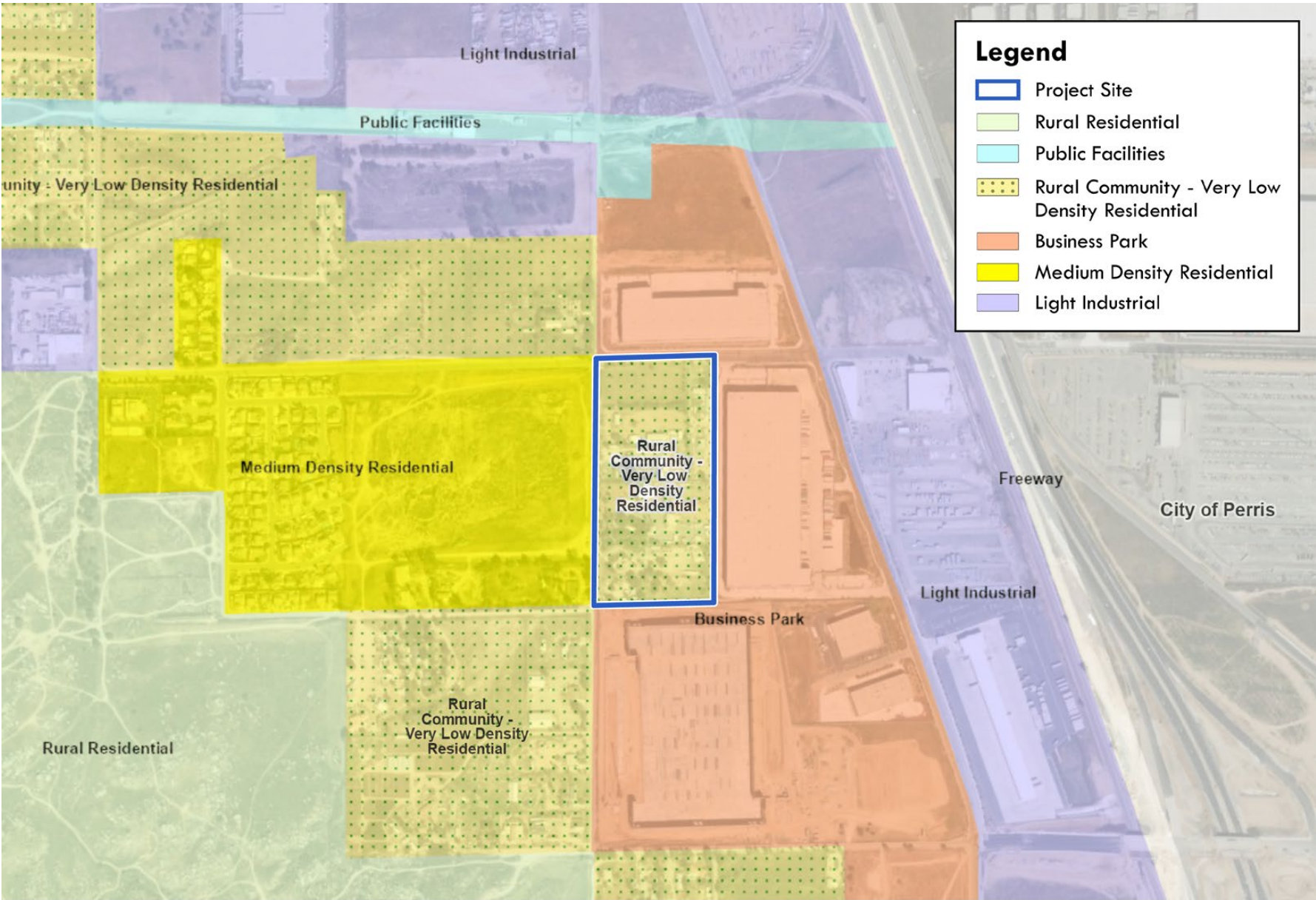
This map and the data contained herein is for demonstration purposes only. Aumentum Technologies assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty regarding the completeness or accuracy of the data. Note: Acreage and Square Footage data shown are approximate and may not be consistent with records maintained for appraisal purposes. ©2020 Aumentum Technologies

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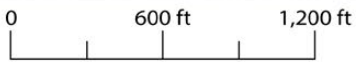
Maxar

Existing General Plan



Legend

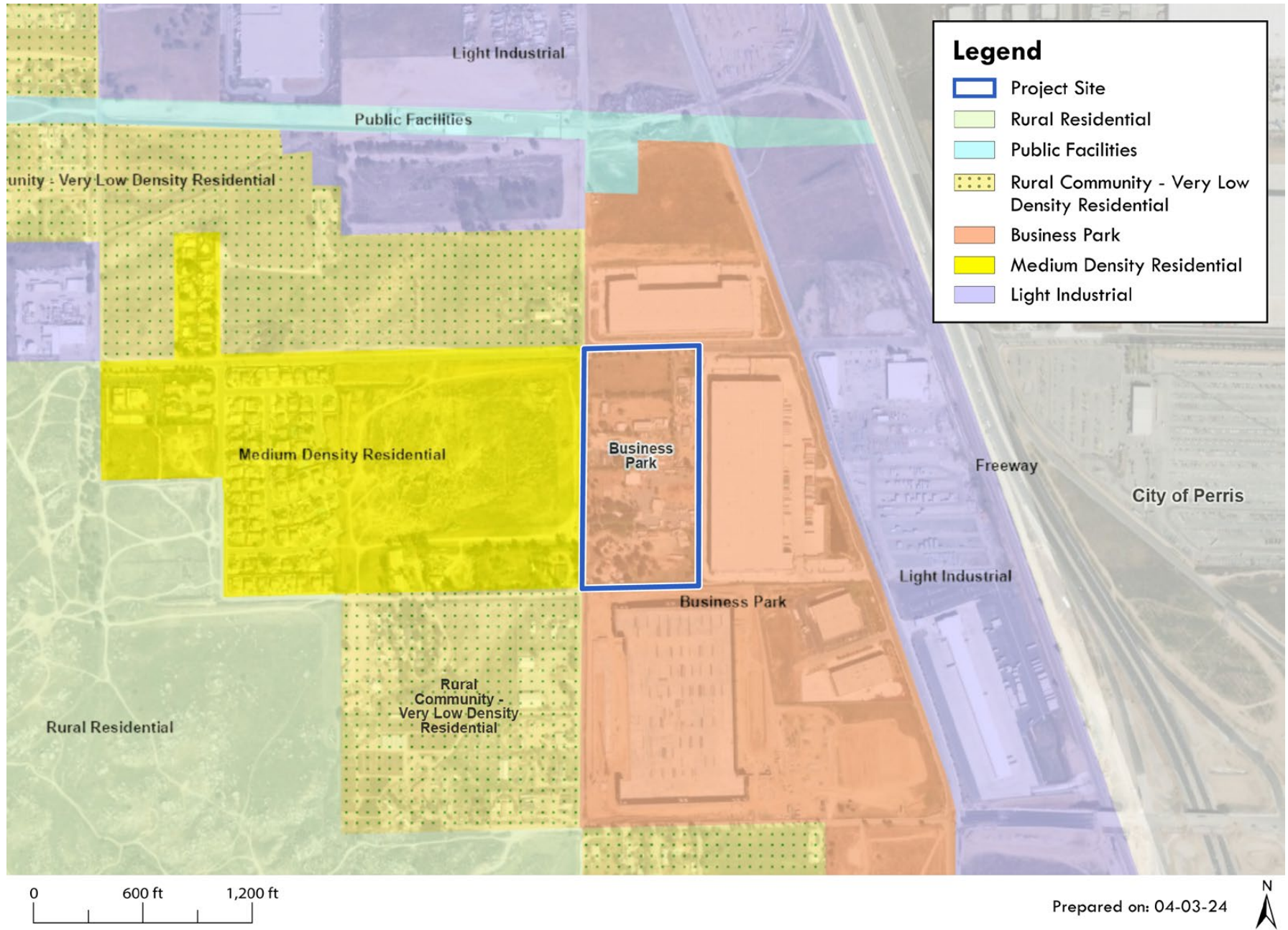
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- Public Facilities
- Rural Community - Very Low Density Residential
- Business Park
- Medium Density Residential
- Light Industrial



Prepared on: 04-03-24



Proposed General Plan



1.0 Introduction

The applicant, PJP CHI, L.P. , is seeking a Foundation General Plan Amendment (hereinafter referred to as “FGPA”) within western Riverside County in the Mead Valley community.

2.0 Project Location

The project site is a land assembly totaling approximately 17.4 acres located in the Mead Valley community of unincorporated Riverside County (APNs: 317-230-018, -019, -020, -021, -022, -023, & -049). The project site is located north of Placentia Avenue, west of Harvill Avenue, south of Rider Street, and east of Patterson Avenue. The project site is located approximately 0.25 miles west of Interstate (I) 215. See Figure 1 for project site vicinity.

Figure 1: Project Site Vicinity



3.0 Existing Conditions and Surrounding Land Uses

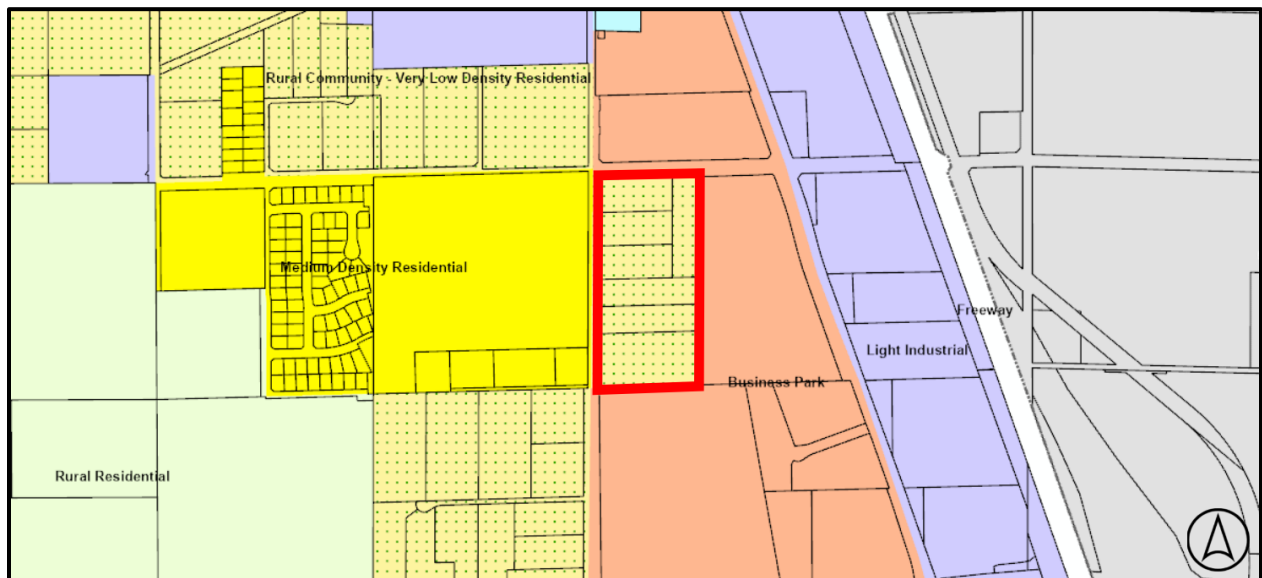
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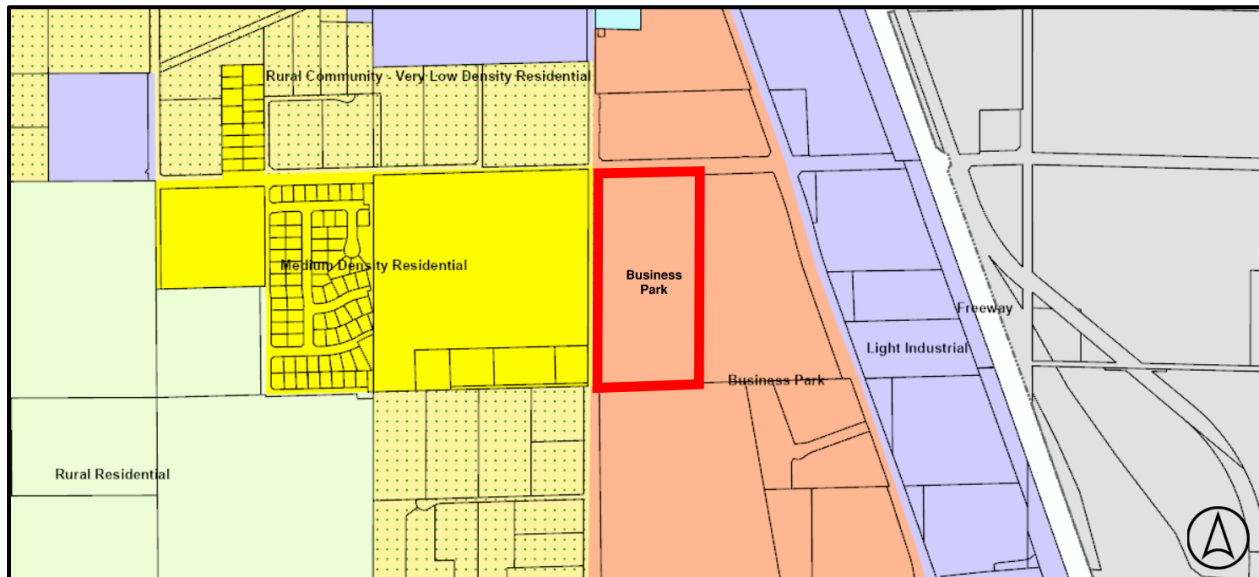
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Sources:

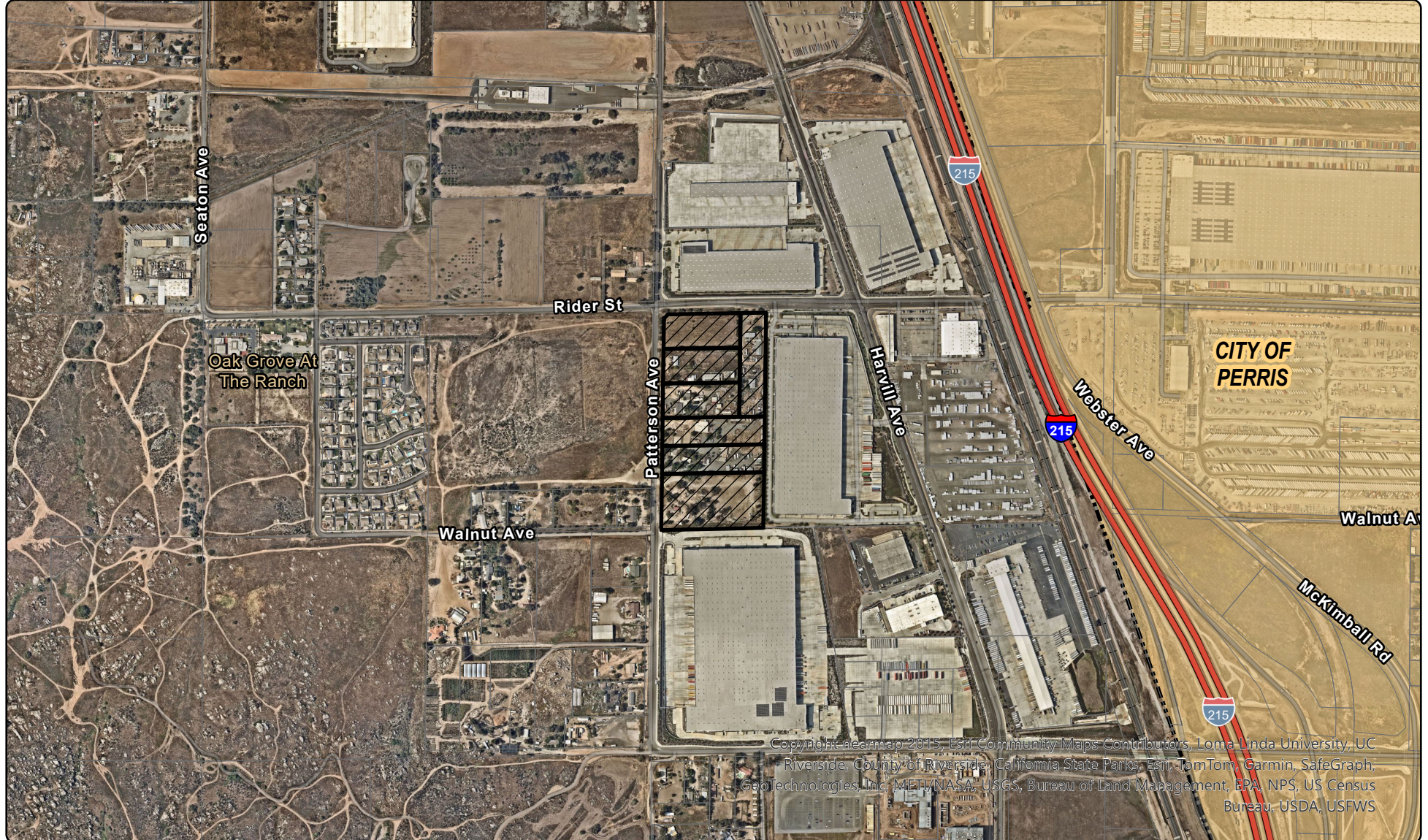
[Riverside County General Plan \(2021\)](#)

[Industrial Warehousing in the SCAG Region \(2018\)](#)

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240042
VICINITY/POLICY AREAS

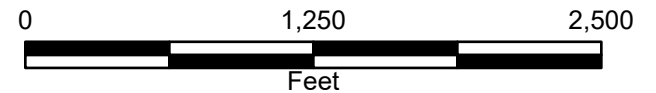
Supervisor: Medina
District 1

Date Drawn: 6/3/2025
Vicinity Map



Zoning Area: NORTH PERRIS

Author: PetePang



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>

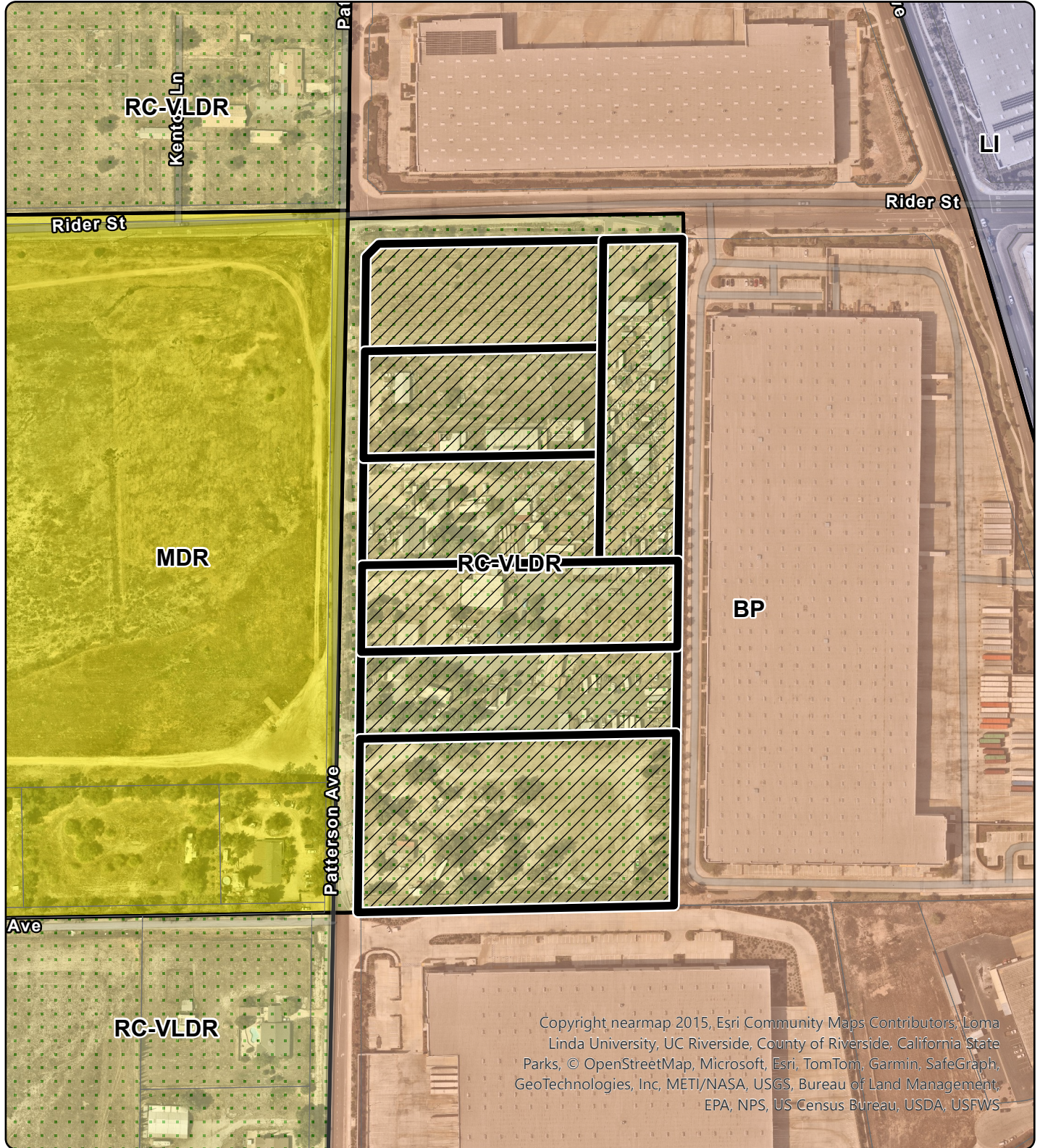
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240042

EXISTING GENERAL PLAN

Supervisor: Medina
District 1

Date Drawn: 6/3/2025
Exhibit 5

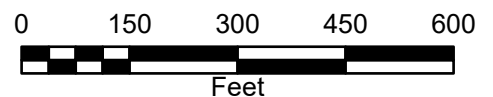


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Zoning Area: NORTH PERRIS

Author: PetePang

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240042

LAND USE

Supervisor: Medina
District 1

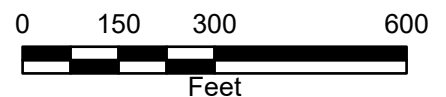
Date Drawn: 6/3/2025
Exhibit 1



Zoning Area: NORTH PERRIS

Author: PetePang

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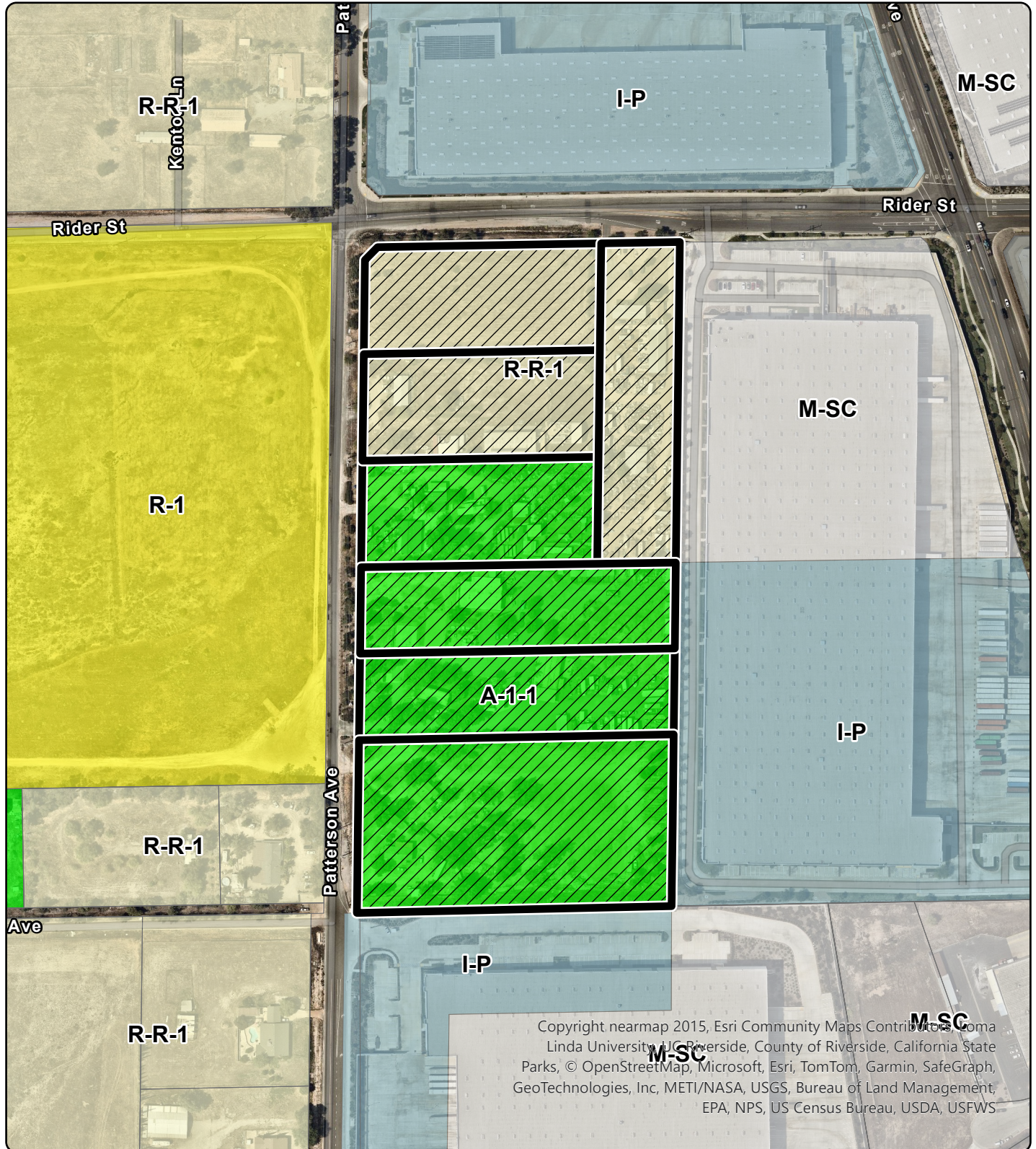
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240042

EXISTING ZONING

Supervisor: Medina
District 1

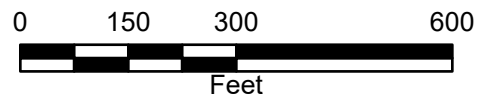
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Exhibit 2



Zoning Area: NORTH PERRIS

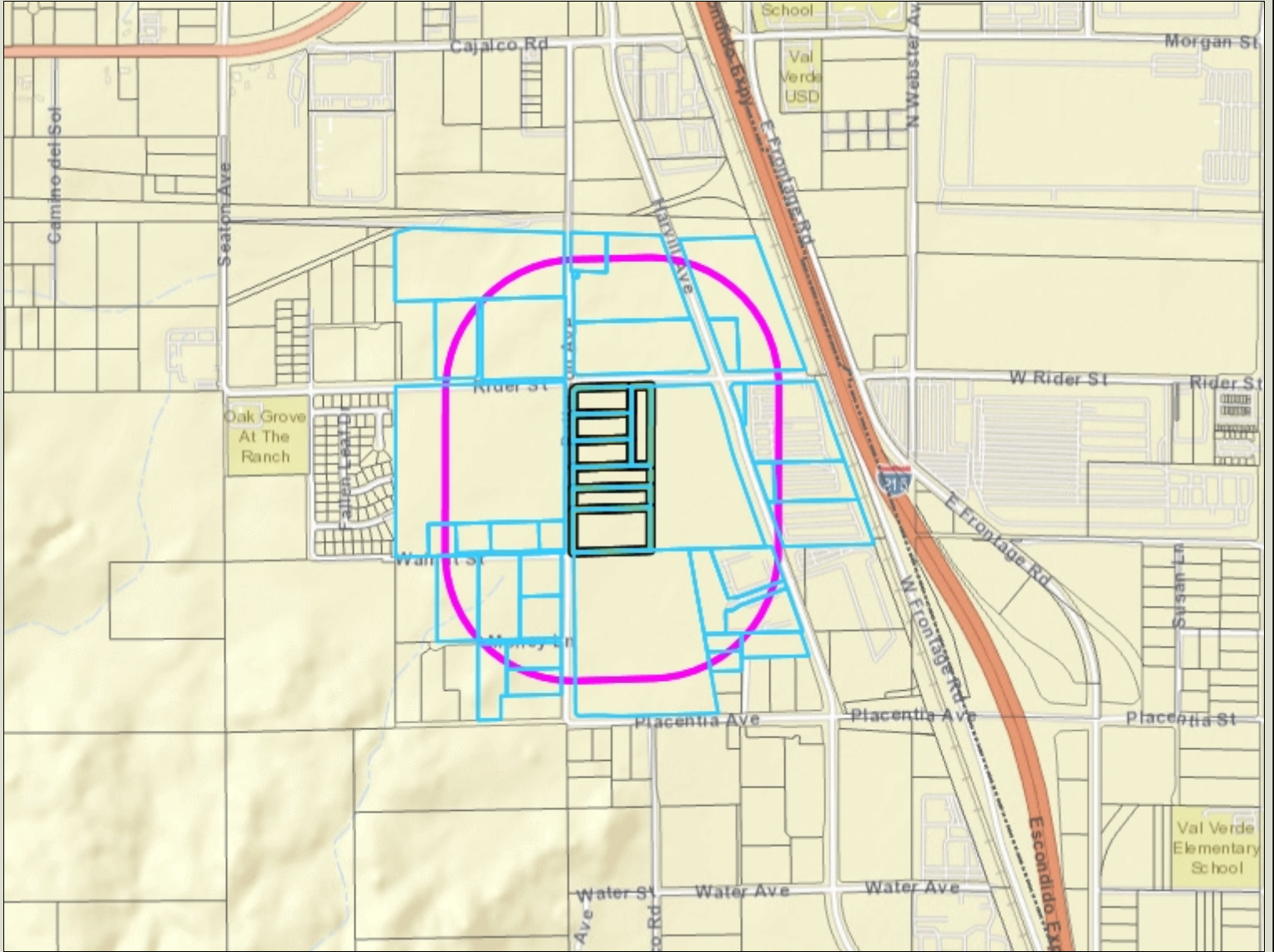
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Riverside County GIS Mailing Labels

GPA240042



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
 -  World_Street_Map

Notes
1000' Radius



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19971 PATTERSON AVE
PERRIS CA 92570

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MWD
P O BOX 54153
LOS ANGELES CA 90054

317150057
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

317170032
MWD
P O BOX 54153
LOS ANGELES CA 90054

317170044
AMERICAN TOWER ASSET SUB
1430 S EASTMAN AVE
COMMERCE CA 90023

317170047
B9 PATTERSON OWNER
PO BOX 2980
CHICAGO IL 60690

317170049
DUKE REALTY RIDER & HARVILL LP
1800 WAZEE ST STE 500
DENVER CO 80202

317170052
DUKE REALTY RIDER & HARVILL LP
1800 WAZEE ST STE 500
DENVER CO 80202

317170053
DP HARVILL, LLC
1430 S EASTMAN AVE
COMMERCE CA 90023

317210006
MANUEL ZARAGOZA SALGADO
23330 WALNUT ST
PERRIS CA 92570

317210008
JOSE L. RODRIGUEZ
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317210010
RAUL CALDERON
526 S SYCAMORE ST
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317210011
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MURRIETA CA 92563

317210018
CADO PERRIS
1545 FARADAY AVE
CARLSBAD CA 92008

317210024
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E IRVINE CA 92150

317220009
HERNAN JACOBO
23333 WALNUT AVE
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317220010
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NEWPORT BEACH CA 92660

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DAVID L. MAUSLING
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PERRIS CA 92570

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PERRIS CA 92570

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RIVERSIDE CA 92508

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19971 PATTERSON AVE
PERRIS CA 92570

317230019
MOORE THOMAS H REV TRUST DTD
06/02/01
20151 HILLSPRING RD
WILDOMAR CA 92595

317230020
MIGUEL ANGEL ARRIZON
20050 PATTERSON AVE
PERRIS CA 92570

317230021
ESCHRICH DEBORAH ESTATE
IRREVOCABLE TRUST
18575 JAMBOREE RD FL 9
IRVINE CA 92612

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230023
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230042
PWE EAGLE INC
50 ROCKEFELLER PLAZA FL 2
NEW YORK NY 10020

317230044
EAGLE PACIFIC INDUSTRIES INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317230046
EAGLE PACIFIC INDUSTRIES INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317230047
EAGLE PACIFIC INDUSTRIES INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317230048
PWE EAGLE INC
50 ROCKEFELLER PLAZA FL 2
NEW YORK NY 10020

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

317230052
BCI IV HARVILL BUSINESS CENTER
PO BOX 2209
CARLSBAD CA 92018

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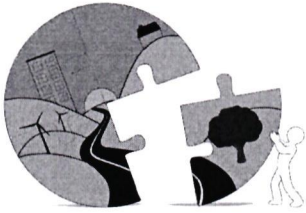
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RM5 HOLDINGS
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PERRIS CA 92570

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

317240054
IPT RIVERSIDE LOGISTICS CENTER II
PO BOX 2209
CARLSBAD CA 92018

317240055
IPT RIVERSIDE LOGISTICS CENTER I
PO BOX 2209
CARLSBAD CA 92018



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: 06/10/2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 27894

Project Description: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP), to allow for submittal of an application for a speculative ~390,000 sq. ft. industrial building with accessory use with up to 56 dock doors and parking for up to 230 vehicles and 85 trailers. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. **LOCATION:** First Supervisorial District – North Perris Area – Mead Valley Area Plan – north of Placentia St., east of Patterson Ave, south of Rider Street, and west of Harville Ave – Existing Zoning: R-R-1 (Rural Residential) and A-1-1 (Light Agricultural) – Existing Land Use: Very Low Density Residential (RC:VLDR) – APN(s): 317-230-018 through -023, and 317-230-049 – 17.4 Gross Acres – Applicant: PJP CHI, L.P. – Engineer / Representative: EPD Solutions – Planning Contact: Richard Marshalian at (951) 955-9294 or RMarshalian@rivco.org.

Planning Commission Action: RECOMMEND that GPA240042 move forward to the Board of Supervisors. 2nd, 3rd, and 4th District representatives expressed support for initiation of the project. 1st and 5th District representatives were not present.

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions, Ordinances, PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required, CZ, GPA, SP, SPA)
- Publish in Newspapers: (Press Enterprise & Desert Sun)
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240042 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 10 de junio de 2025 a las 10:00 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la Iniciación de la Enmienda No. 240042 al Plan General del Componente de Cimentación. El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240042 para cambiar el componente de fundación del plan general de siete (7) parcelas de comunidad rural: residencial de muy baja densidad (RC:VLDR) a desarrollo comunitario: parque empresarial (CD:BP), para permitir la presentación de una solicitud para un edificio industrial especulativo de ~390,000 pies cuadrados con uso auxiliar con hasta 56 puertas de muelle y estacionamiento para hasta 230 vehículos y 85 remolques. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240042. La Enmienda al Plan General se encuentra en los APN: 317-230-018 a -023 y 317-230-049. Este proyecto propuesto se ubica al norte de la calle Placentia, al este de la avenida Patterson, al sur de la calle Rider y al oeste de la avenida Harville en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240010 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240010 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3)), por lo que no se requiere ninguna revisión adicional de la CEQA.

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2025-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> cuando estén disponibles.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-2525 O ENVÍE UN CORREO ELECTRÓNICO A RMARSHALIAN@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la Secretaria de la Junta al (951) 955-1069.

Por favor de mandar correspondencia a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico: cob@rivco.org

Fecha: 21 de mayo 2025

Kimberly A. Rector, Secretaria de la junta

By: Naomy Sicra, Asistente del secretario de la junta

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240042 IN THE 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, June 10, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240042**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP), to allow for submittal of an application for a speculative ~390,000 sq. ft. industrial building with accessory use with up to 56 dock doors and parking for up to 230 vehicles and 85 trailers. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 317-230-018 through -023, and 317-230-049. This proposed project is located: north of Placentia St., east of Patterson Ave, south of Rider Street, and west of Harville Ave in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors CONSIDER whether to recommend the initiation of General Plan Amendment No. GPA240010 and, if recommended, ADOPT an order initiating General Plan Amendment No. GPA240010 and requiring the applicant to submit to the County a project within 6 months. This action is not a project under CEQA (§21065) or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.

The meeting documents for the proposed project may be viewed online at: <https://rivcocob.org/2025-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-2525 OR EMAIL RMARSHALIAN@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: May 21, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

317150006
CHARLES A. BROOKER
19971 PATTERSON AVE
PERRIS CA 92570

317150007
MWD
P O BOX 54153
LOS ANGELES CA 90054

317150057
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

317170032
MWD
P O BOX 54153
LOS ANGELES CA 90054

317170044
AMERICAN TOWER ASSET SUB
1430 S EASTMAN AVE
COMMERCE CA 90023

317170047
B9 PATTERSON OWNER
PO BOX 2980
CHICAGO IL 60690

317170049
DUKE REALTY RIDER & HARVILL LP
1800 WAZEE ST STE 500
DENVER CO 80202

317170052
DUKE REALTY RIDER & HARVILL LP
1800 WAZEE ST STE 500
DENVER CO 80202

317170053
DP HARVILL, LLC
1430 S EASTMAN AVE
COMMERCE CA 90023

317210006
MANUEL ZARAGOZA SALGADO
23330 WALNUT ST
PERRIS CA 92570

317210008
JOSE L. RODRIGUEZ
20111 PATTERSON AVE
PERRIS CA 92570

317210010
RAUL CALDERON
526 S SYCAMORE ST
SANTA ANA CA 92701

317210011
BRADLEY P. SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

317210018
CADO PERRIS
1545 FARADAY AVE
CARLSBAD CA 92008

317210024
RAYMOND G. ESPINOZA
P O BOX 127
E IRVINE CA 92150

317220009
HERNAN JACOBO
23333 WALNUT AVE
PERRIS CA 92570

317220010
RETT COLUCCIO
1857 IRVINE AVE
NEWPORT BEACH CA 92660

317220012
DAVID L. MAUSLING
20281 PATTERSON AVE
PERRIS CA 92570

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

317220023
AGUSTIN TORRES
18835 NANDINA AVE
RIVERSIDE CA 92508

317230018
CHARLES A. BROOKER
19971 PATTERSON AVE
PERRIS CA 92570

317230019
MOORE THOMAS H REV TRUST DTD
06/02/01
20151 HILLSPRING RD
WILDOMAR CA 92595

317230020
MIGUEL ANGEL ARRIZON
20050 PATTERSON AVE
PERRIS CA 92570

317230021
ESCHRICH DEBORAH ESTATE
IRREVOCABLE TRUST
18575 JAMBOREE RD FL 9
IRVINE CA 92612

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230023
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230042
PWE EAGLE INC
50 ROCKEFELLER PLAZA FL 2
NEW YORK NY 10020

317230044
EAGLE PACIFIC INDUSTRIES INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317230046
EAGLE PACIFIC INDUSTRIES INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317230047
EAGLE PACIFIC INDUSTRIES INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317230048
PWE EAGLE INC
50 ROCKEFELLER PLAZA FL 2
NEW YORK NY 10020

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

317230052
BCI IV HARVILL BUSINESS CENTER
PO BOX 2209
CARLSBAD CA 92018

317240017
IPT RIVERSIDE LOGISTICS CENTER II
PO BOX 2209
CARLSBAD CA 92018

317240019
IPT RIVERSIDE LOGISTICS CENTER II
PO BOX 2209
CARLSBAD CA 92018

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

317240054
IPT RIVERSIDE LOGISTICS CENTER II
PO BOX 2209
CARLSBAD CA 92018

317240055
IPT RIVERSIDE LOGISTICS CENTER I
PO BOX 2209
CARLSBAD CA 92018

C

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240042 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.º piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 10 de junio de 2025 a las 10:00 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la Iniciación de la Enmienda No. 240042 al Plan General del Componente de Cimentación. El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240042 para cambiar el componente de fundación del plan general de siete (7) parcelas de comunidad rural: residencial de muy baja densidad (RC:VLDR) a desarrollo comunitario: parque empresarial (CD:BP), para permitir la presentación de una solicitud para un edificio industrial especulativo de ~390,000 pies cuadrados con uso auxiliar con hasta 56 puertas de muelle y estacionamiento para hasta 230 vehículos y 85 remolques. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240042. La Enmienda al Plan General se encuentra en los APN: 317-230-018 a -023 y 317-230-049. Este proyecto propuesto se ubica al norte de la calle Placentia, al este de la avenida Patterson, al sur de la calle Rider y al oeste de la avenida Harville en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240010 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240010 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3)), por lo que no se requiere ninguna revisión adicional de la CEQA.

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2025-land-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> cuando estén disponibles.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-2525 O ENVÍE UN CORREO ELECTRÓNICO A RMARSHALIAN@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita, dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

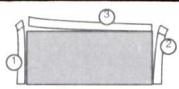
Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la Secretaria de la Junta al (951) 955-1069.

Por favor de mandar correspondencia a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico: cob@rivco.org

Fecha: 21 de mayo 2025

Kimberly A. Rector, Secretaria de la junta

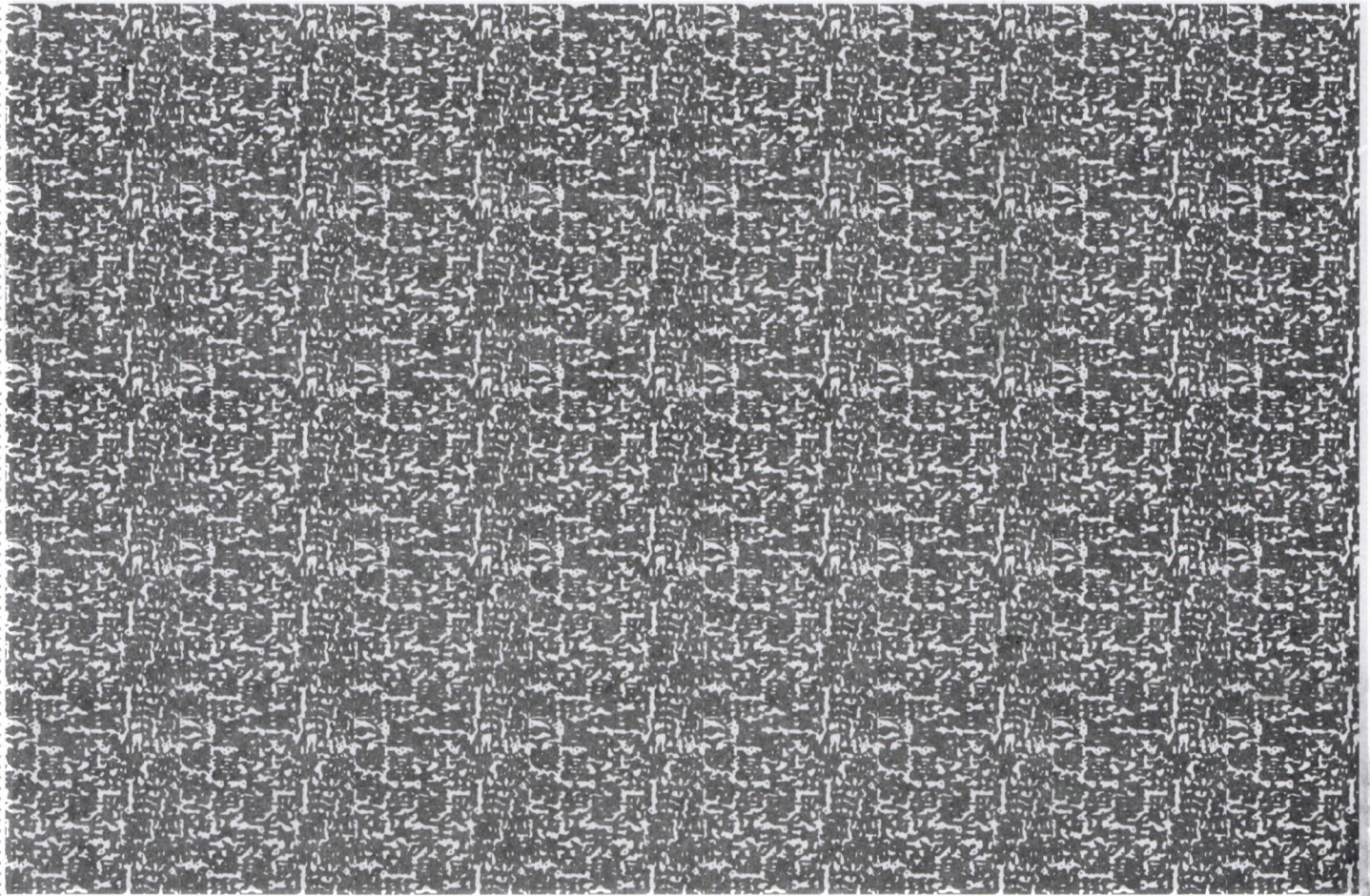
By: Naomi Sicra, Asistente del secretario de la junta



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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240042
IN THE 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, June 10, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240042**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP), to allow for submittal of an application for a speculative ~390,000 sq. ft. industrial building with accessory use with up to 56 dock doors and parking for up to 230 vehicles and 85 trailers. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 317-230-018 through -023, and 317-230-049. This proposed project is located: north of Placentia St., east of Patterson Ave, south of Rider Street, and west of Harville Ave in the First Supervisorial District.

* 7877981 7878014
The Riverside County Planning Department recommends that the Board of Supervisors CONSIDER whether to recommend the initiation of General Plan Amendment No. GPA240010 and, if recommended, ADOPT an order initiating General Plan Amendment No. GPA240010 and requiring the applicant to submit to the County a project within 6 months. This action is not a project under CEQA (§21065) or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.

The meeting documents for the proposed project may be viewed online at: <https://rivcocob.org/2025-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-2525 OR EMAIL RMARSHALIAN@RIVCO.ORG

PSEM-F
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.

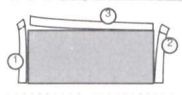
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: May 21, 2025

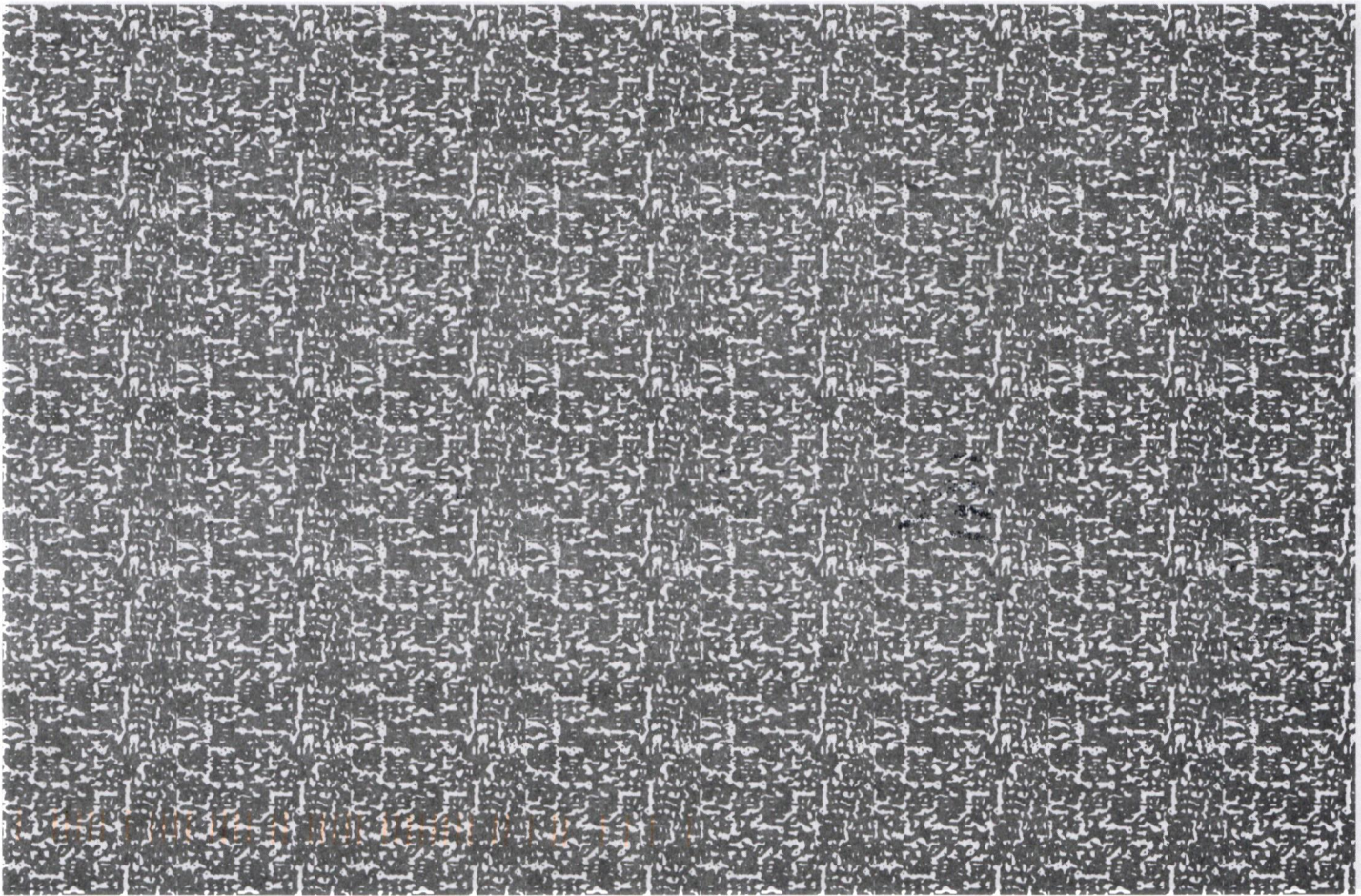
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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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

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BC: 92502114747 *1236-10153-28-35
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240042 IN THE 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, June 10, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240042**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP), to allow for submittal of an application for a speculative ~390,000 sq. ft. industrial building with accessory use with up to 56 dock doors and parking for up to 230 vehicles and 85 trailers. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 317-230-018 through -023, and 317-230-049. This proposed project is located: north of Placentia St., east of Patterson Ave, south of Rider Street, and west of Harville Ave in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors CONSIDER whether to recommend the initiation of General Plan Amendment No. GPA240010 and, if recommended, ADOPT an order initiating General Plan Amendment No. GPA240010 and requiring the applicant to submit to the County a project within 6 months. This action is not a project under CEQA (§21065) or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.

The meeting documents for the proposed project may be viewed online at: <https://rivcocob.org/2025-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-2525 OR EMAIL RMARSHALIAN@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.

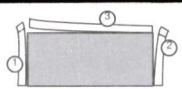
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 21, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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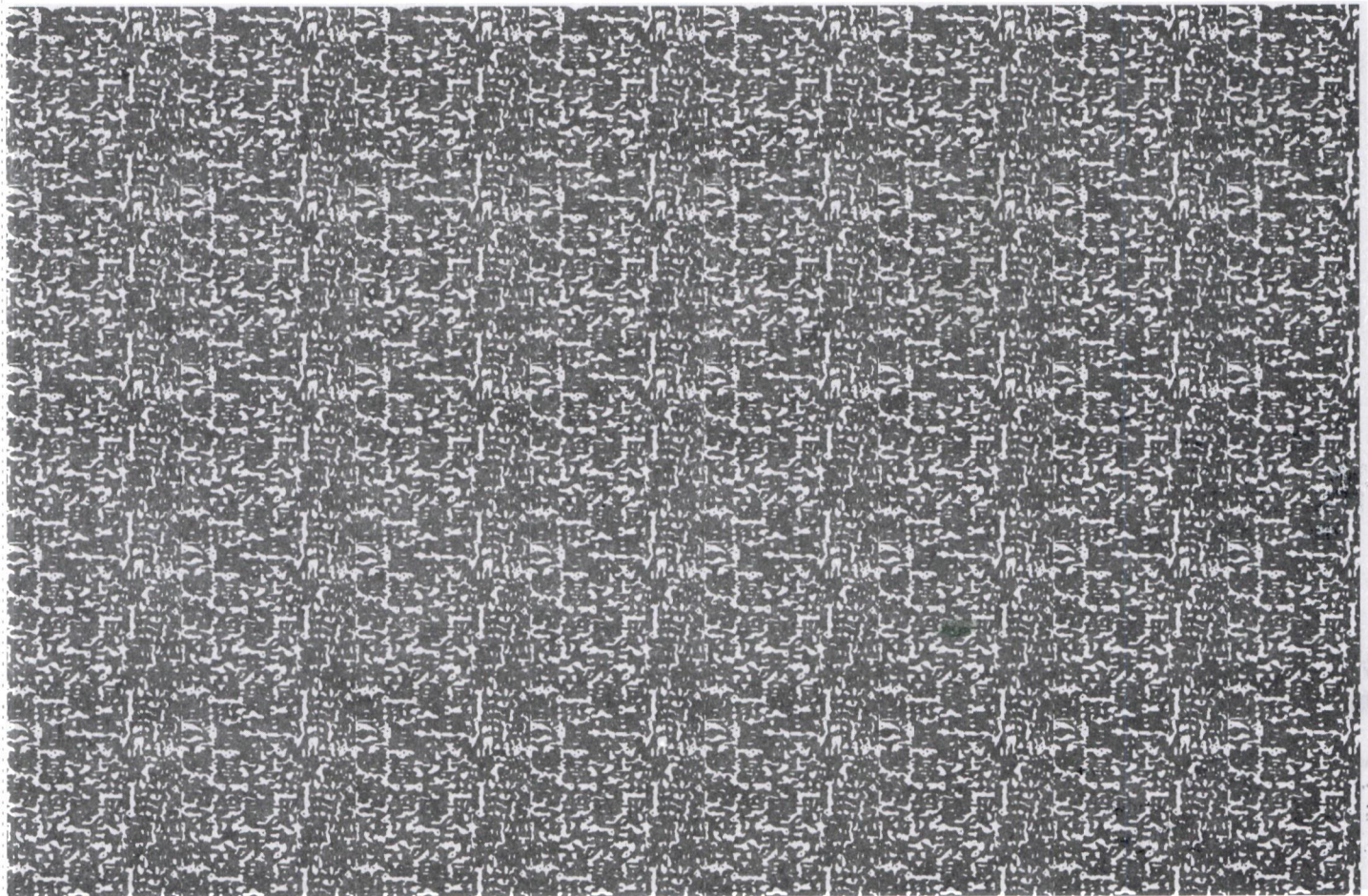
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**Riverside County Board of Supervisors
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SPEAKER'S NAME: Selena Kelaker, EPD Solution Inc

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 0/10/25 **Agenda #** 22.1

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:

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Kari Kaliniec

Address: 3774 MEARS Ave.

City: Jurupa Valley Zip: 92309

Phone #: 957 241-4082

Date: 6/10/25 Agenda # 22.1

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support X Oppose _____ Neutral

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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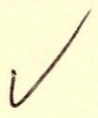
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SPEAKER'S NAME: Tania Gonzalez

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 06-10-2025 **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

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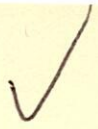
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SPEAKER'S NAME: Dobbie WASH

Address: R Amk

City: MEAD VALLEY **Zip:** _____

Phone #: _____

Date: 6-16-25 **Agenda #** 22.1

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SPEAKER'S NAME: Ruth Brissenden

Address: 10215 Whangfer way

City: Temecul Valley **Zip:** 92883

Phone #: _____

Date: 6/10/25 **Agenda #** 22.1

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Flores, Kate

From: Mindy Jian <mjian@smwlaw.com>
Sent: Tuesday, June 10, 2025 8:49 AM
To: Clerk of the Board
Cc: Edward T. Schexnayder; George Hague; Debbie Walsh
Subject: Letter to Board of Supervisors (June 10, 2025 meeting) re Agenda Item 22.1
Attachments: SMW Letter to BOS re Item 22.1, GPA 240042 (Jun. 10, 2025).pdf

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Hello,

Please find attached a letter from this office for submission to the Board of Supervisors regarding Item 22.1 on the June 10, 2025 meeting agenda. Please let me know if you have any difficulty accessing the document.

Best,
Mindy



Mindy Jian
Attorney
Shute, Mihaly & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102-4421
p: 415/552-7272 x |
www.smwlaw.com | A San Francisco Green Business

SHUTE MIHALY
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102
T: (415) 552-7272 F: (415) 552-5816
www.smwlaw.com

MINDY K. JIAN
Attorney
mjian@smwlaw.com

June 10, 2025

Via Electronic Mail Only

Riverside County
Board of Supervisors
Attn: Clerk of the Board
Riverside County Administrative Center
4080 Lemon Street, 1st Floor
Riverside, CA 92502
E-Mail: cob@rivco.org

Re: Initiation of Foundation Component General Plan Amendment No. 240042 (Item 22.1)

Dear Chair Perez and Members of the Board of Supervisors:

This firm represents the Sierra Club and Rural Association of Mead Valley regarding proposed General Plan Amendment (“GPA”) 240042. We write to highlight serious concerns about this GPA.

Together with other GPAs, almost all of which the Planning Commission has recommended for consideration by the Board of Supervisors (including GPAs 230008, 240005, 240012, 240027, 240042, 240049, 240059, 240063, 240082), applicants have asked the County to convert over 1,140 acres of rural land in Mead Valley into industrial development. These changes would significantly alter the character of Mead Valley, excising the longstanding rural community in favor of unnecessary industrial development. Additional industrial development would further harm Mead Valley’s already-overburdened environmental justice communities. Although the applicant has provided limited information regarding its proposal, the little available information shows that this GPA—like the others listed above—is likely to conflict with the Riverside County Vision and create internal inconsistency between General Plan elements. Industrial development in this area will also threaten protected species by destroying their habitats.

As the agenda materials demonstrate, many residents oppose the proposed rezoning. Meanwhile, the main proponents of this GPA will have direct financial benefits in the ultimate approval of the GPA. These financial and commercial interests should not overshadow the residents who will be directly harmed by the proposed GPA. Accordingly, the Board of Supervisors should deny any initiation of amendment proceedings for GPA 240042.

Under Section 2.5 of Ordinance 348, the Board of Supervisors cannot approve an amendment unless it finds that (1) new conditions or circumstances disclosed during the review process justify the modification, (2) the modification does not conflict with the Riverside County Vision, and (3) the modification would not create an internal inconsistency among General Plan elements. *See* Ordinance 348, section 2.5. Here, the County cannot make such findings for the proposed GPA.

First, no new conditions or circumstances justify a Foundation change. The application for GPA 240042 claims that the area has urbanized substantially over the past two decades. But this assertion ignores that the Mead Valley Area Plan (“MVAP”), which was last revised on December 12, 2023, expressly acknowledges that “agriculture remains a thriving part of the County of Riverside.” It also notes that the “land use patterns reflect a strong commitment to the continuation of the cherished rural/semi-rural lifestyle” in Mead Valley. MVAP at 6. Indeed, the County “is still a major agricultural force in California.” *See id.* at 3. Thus, the MVAP already strikes a balance between preservation of the area’s agricultural communities and the need for diverse forms of growth by establishing industrial corridors along I-215 and Highway 74 while designating areas farther west for agricultural and rural uses. *See id.* at 17 (Figure 3). These industrial corridors, located immediately adjacent to major transit routes, direct polluting and disruptive activity away from the rural and environmental justice communities located further to the west.

In fact, there is no need to expand industrial land uses any further into agricultural communities beyond the current I-215 and Highway 74 corridors. Harvill Avenue, located within this industrial corridor, currently contains at least six empty warehouses, indicating that the existing zoning sufficiently accommodates the County’s needs for warehousing and shipping sites. Furthermore, significantly fewer goods have been passing through California, with some reports measuring a 44% drop in docked ships at the Ports of Los Angeles and Long Beach.¹ Therefore, fewer goods are the coming into

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change would move industrial and urban development farther inland, away from existing transportation corridors and convert significant rural and agricultural spaces into industrial uses.

Policy HC 4.1 also requires “preventing inappropriate development in” environmentally sensitive areas or areas subject to severe natural hazards. *Id.* However, should this proposed GPA move forward, it will cause significant environmental impacts, including harm to protected species and their habitats. The area that would be affected by GPA 240042 is designated as a Very High fire zone. And burrowing owls have been sighted in and around the project area.² Last fall, the California Fish and Game Commission voted unanimously to designate burrowing owls as a candidate for listing under the California Endangered Species Act.³ The Fish and Game Commission took this step due to dramatic declines in burrowing owl populations caused by sprawl development. Thus, development in this area should be restricted to preserve habitat for this imperiled species. Allowing industrial development over and near substantial stretches of burrowing owl habitat would be contrary to clear state and local policies meant to avoid such environmental impacts and protect the owls.

For the foregoing reasons and as explained in the comments from other community members, the County should not expend more time and resources exploring this harmful proposal. The Board of Supervisors should not approve initiation of amendment proceedings.

We also request that notice of any future hearings on GPA 240042 be mailed to mjian@smwlaw.com.

² Rebecca Pelvin, ‘*Where does it stop?*’ *Warehouse advance in Riverside County threatens rural lifestyle*, L.A. Times, Oct. 16, 2024 at <https://www.latimes.com/california/story/2024-10-16/warehouse-advance-in-riverside-county-threatens-rural-lifestyle> (last accessed Oct. 22, 2024).

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June 10, 2025
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Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Mindy K. Jian, Attorney

Flores, Kate

From: Yesenia Contreras <yesenia.contreras26@yahoo.com>
Sent: Tuesday, June 10, 2025 9:03 AM
To: Clerk of the Board
Cc: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4
Supervisor V. Manuel Perez; District 5
Subject: Public Comment for Agenda Item 22.1 [June 10, 2025 BOS Meeting]

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.

Dear Supervisors,

I am writing to you today to voice my concern on agenda item 22.1. I urge the board to vote against initiating a general plan amendment that will bring another unnecessary warehouse to a region already burdened by air pollution and cracked roads. Mead Valley could use more grocery stores and green spaces. As such, I urge you to work towards creating a safer and healthier environment for your constituents, which does not include adding more warehouses to the region.

Sincerely,
Yesenia Contreras

Flores, Kate

From: Victoria Camarena <victoriancamarena@gmail.com>
Sent: Tuesday, June 10, 2025 12:16 AM
To: Clerk of the Board; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3 Information; District 4 Supervisor V. Manuel Perez; District 5
Subject: Public Comment for Agenda Item 22.1 [June 10, 2025 BOS Meeting]

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.

Dear Board of Supervisors,

I'm writing to express my opposition to Agenda Item 22.1, Initiation to Change the General Plan Foundation Component of 7 parcels in Mead Valley for yet another speculative warehouse building. Residents of Mead Valley are tired of the over industrialization of our community. We do not need more low paying warehouse jobs. We need grocery stores, parks, retail, maintained trails, affordable homes, etc.

The intentions of the applicant are clear in the exhibits provided that they want to put another warehouse. I ask that the board take into consideration the residents and stop this GPA from moving forward.

I also do not believe the applicant has enough reason to warrant this change in the general plan. They claim this project will "provide for stable employment." How can that be when it is a speculative building? There is no tenant. Many warehouses in Mead Valley are empty, so how is the applicant sure this would bring jobs for our community? How will we know how "good" these jobs are if there is currently no tenant? How will we know the type of jobs when there is not a tenant? How will we know the number of jobs it will generate without a tenant?

They also claim this change would "minimize long-distance commuting" for Mead Valley residents. This is far from the truth. In our community, the closest jobs are either working for the school district or working at a warehouse. Increasing the number of warehouse jobs in our area isn't going to minimize long distance commuting for locals because if you're not interested in working for a school or a warehouse, you have to commute long distance. We need a variety of jobs in Mead Valley, not more of the same kind, especially warehouse jobs that have little to no benefits, low pay, and deplorable working conditions. This change would also increase the amount of time that short and long distance commuters are on the road because of the increase in traffic from the trucks coming in and out of the warehouses.

I'm also disgusted with the applicant for using other GPAs that have not been approved yet as reason enough for another warehouse. THIS IS PIECEMEALING. THIS IS NOT RIGHT.

The General Plan is there for a reason. The industrial portion was meant to stick to the 215, not slowly creeping further west. The applicant and the county are taking advantage of our community. When will it be enough for you? When they've bulldozed some homes in the process? When they buy out more and more residents for land?

"Underutilized and vacant" land is not reason enough to stick another warehouse in the area. You were able to stick a "Wellness Village" between warehouses, I'm sure you can come up with something. or nothing. Just because land is empty, does not mean you need to build something on it. This is only about greed, so why indulge them by approving this item.

Vote NO on this item.

Regards,
Victoria Camarena
92570

Flores, Kate

From: Michael McCarthy <MikeM@radicalresearch.llc>
Sent: Monday, June 9, 2025 3:58 PM
To: Supervisor Medina - 1st District; District 4 Supervisor V. Manuel Perez; District 5; Office of 2nd District Supervisor; District3
Cc: Clerk of the Board; Debbie Walsh
Subject: Item 22.1 - Foundation GPA 240042 - Speculative warehouse in Mead Valley
Attachments: GPA_240042.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 Supervisors, Clerk,

Attach please find a comment letter on item 22.1 for tomorrow's Board of Supervisors Meeting.

Mike McCarthy

SENT VIA EMAIL

June 9, 2025

Re: Item 22.1 – Foundation General Plan Amendment 240042 – Mead Valley Speculative Warehouse

Honorable Supervisors, Clerk,

My name is Mike McCarthy and I am a member of multiple grassroots community groups including Riverside Neighbors Opposing Warehouses (RNOW) and the Sierra Club. I also created the Warehouse CITY open data product to track warehouse land uses in Southern California. I urge you to reject the initiation of the Foundation Component General Plan Amendment 240042 upzoning from Rural Community: VLDR to Community Development: Business Park to allow for a 390,000 SQ FT speculative warehouse.

The General Plan Amendment before you is one of 7 individual proposals for the County of Riverside to change the foundation component in Mead Valley from Agricultural or Residential and replace it with Community Development for light industrial or business park uses. This is a piecemeal planning effort to redesign Mead Valley, add over a thousand of acres of additional warehouses, and redraw the lines of the existing industrial corridor westwards towards existing residential homes.

Mead Valley is already a disproportionately overburdened community in the Inland Empire for warehouse land-uses as shown in **Figure 1**, barely behind the huge proposed footprint in Beaumont and the adjacent March JPA planning area. Mead Valley already has over 1,500 square feet of warehouses in their community per person. The existing industrial corridor along the 215 Freeway is 10 miles of warehouses, 95 million square feet, with tens of thousands of existing warehouse jobs. The pollution, congestion, and road damage of the trucks and logistics industry is already beyond the capacity and infrastructure of our region to handle.

This doesn't even include key regional mega-projects like the approved World Logistics Center, Stoneridge Commerce Center, Serrano Commerce Center, Beaumont Pointe, and Legacy Highlands which will add another 100M SQ FT of warehouses. We don't need any more speculative warehouses, especially given the current decade high vacancy rates, global tariffs and trade wars.

Additionally, the warehouse project is in a disadvantaged Environmental Justice census tract and adjacent to two others. It is difficult to justify amending the general plan to reduce housing and increase pollution for this community.

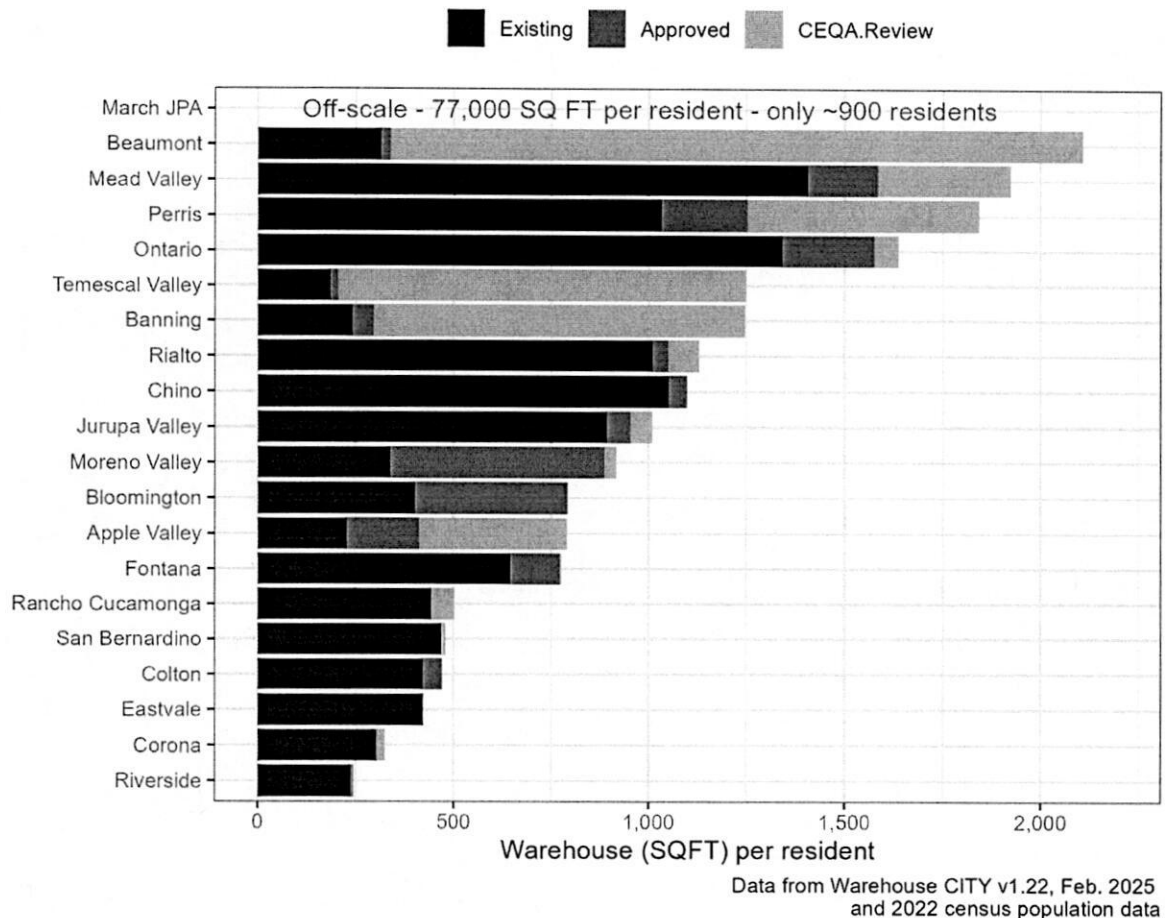
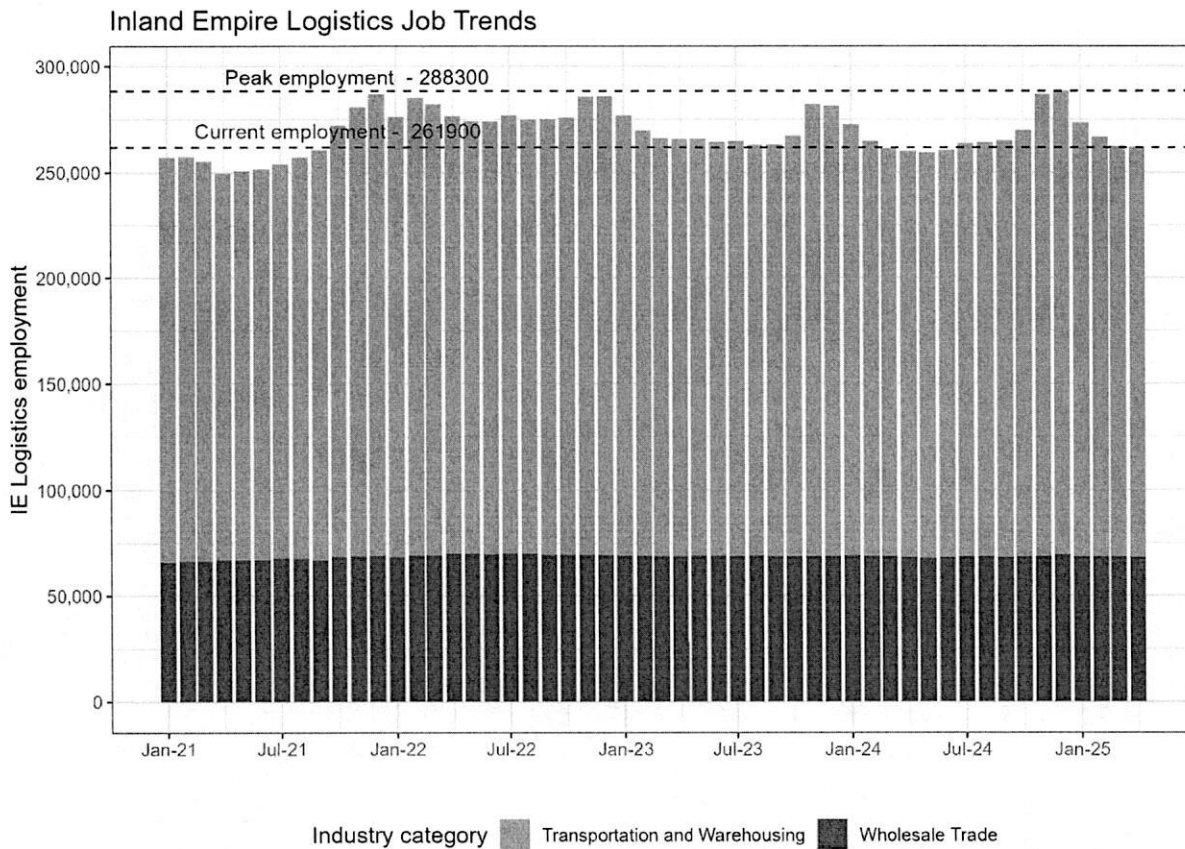


Figure 1 – Rank ordered warehouse land-use per capita for communities in the Inland Empire.

Despite the recent boom in warehouse development, our jobs situation with warehousing is completely stagnant, with no growth in that sector since 2021 as shown in Figure 2. Let me repeat that: we have had no growth in jobs despite adding over 100 million square feet of warehouses to the Inland Empire in the last four years. Buildings don't create jobs – especially the new automated warehouses. Moreover, the precarity of work in these buildings is terrible, with poor pay, working conditions, benefits, and job security. These jobs do not provide a living wage for our region yet we can continue to devote far too much of our land to these poor investments.



Data from CA EDD Labor Market Info - www.labormarketinfo.edd.ca.gov

Figure 2. Trends in Inland Empire (Riverside Metropolitan Area) employment in warehouse industry job categories. Job averages in this sector are below the peak seasonal and annual values from 2021-22.

Overall, this general plan amendment is inconsistent with a proper cumulative impact analysis as required under CEQA Section 15355, is inconsistent with the County's obligations for building 44,000 housing units under the 6th cycle RHNA, and is inconsistent with the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity.

No More Warehouses.

Mike McCarthy, PhD

92508

SHUTE, MIHALY
& WEINBERGER LLP

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www.smwlaw.com

MINDY K. JIAN
Attorney
mjian@smwlaw.com

June 10, 2025

Via Electronic Mail Only

Riverside County
Board of Supervisors
Attn: Clerk of the Board
Riverside County Administrative Center
4080 Lemon Street, 1st Floor
Riverside, CA 92502
E-Mail: cob@rivco.org

Re: Initiation of Foundation Component General Plan Amendment No. 240042 (Item 22.1)

Dear Chair Perez and Members of the Board of Supervisors:

This firm represents the Sierra Club and Rural Association of Mead Valley regarding proposed General Plan Amendment (“GPA”) 240042. We write to highlight serious concerns about this GPA.

Together with other GPAs, almost all of which the Planning Commission has recommended for consideration by the Board of Supervisors (including GPAs 230008, 240005, 240012, 240027, 240042, 240049, 240059, 240063, 240082), applicants have asked the County to convert over 1,140 acres of rural land in Mead Valley into industrial development. These changes would significantly alter the character of Mead Valley, excising the longstanding rural community in favor of unnecessary industrial development. Additional industrial development would further harm Mead Valley’s already-overburdened environmental justice communities. Although the applicant has provided limited information regarding its proposal, the little available information shows that this GPA—like the others listed above—is likely to conflict with the Riverside County Vision and create internal inconsistency between General Plan elements. Industrial development in this area will also threaten protected species by destroying their habitats.

June 10, 2025
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As the agenda materials demonstrate, many residents oppose the proposed rezoning. Meanwhile, the main proponents of this GPA will have direct financial benefits in the ultimate approval of the GPA. These financial and commercial interests should not overshadow the residents who will be directly harmed by the proposed GPA. Accordingly, the Board of Supervisors should deny any initiation of amendment proceedings for GPA 240042.

Under Section 2.5 of Ordinance 348, the Board of Supervisors cannot approve an amendment unless it finds that (1) new conditions or circumstances disclosed during the review process justify the modification, (2) the modification does not conflict with the Riverside County Vision, and (3) the modification would not create an internal inconsistency among General Plan elements. *See* Ordinance 348, section 2.5. Here, the County cannot make such findings for the proposed GPA.

First, no new conditions or circumstances justify a Foundation change. The application for GPA 240042 claims that the area has urbanized substantially over the past two decades. But this assertion ignores that the Mead Valley Area Plan (“MVAP”), which was last revised on December 12, 2023, expressly acknowledges that “agriculture remains a thriving part of the County of Riverside.” It also notes that the “land use patterns reflect a strong commitment to the continuation of the cherished rural/semi-rural lifestyle” in Mead Valley. MVAP at 6. Indeed, the County “is still a major agricultural force in California.” *See id.* at 3. Thus, the MVAP already strikes a balance between preservation of the area’s agricultural communities and the need for diverse forms of growth by establishing industrial corridors along I-215 and Highway 74 while designating areas farther west for agricultural and rural uses. *See id.* at 17 (Figure 3). These industrial corridors, located immediately adjacent to major transit routes, direct polluting and disruptive activity away from the rural and environmental justice communities located further to the west.

In fact, there is no need to expand industrial land uses any further into agricultural communities beyond the current I-215 and Highway 74 corridors. Harvill Avenue, located within this industrial corridor, currently contains at least six empty warehouses, indicating that the existing zoning sufficiently accommodates the County’s needs for warehousing and shipping sites. Furthermore, significantly fewer goods have been passing through California, with some reports measuring a 44% drop in docked ships at the Ports of Los Angeles and Long Beach.¹ Therefore, fewer goods are the coming into

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Mead Valley, which will only continue to increase the number of vacant warehouses within the industrial corridor. In short, the existing warehouse capacity can more than accommodate industrial activity in the area. And, if ultimately constructed, the proposed warehouse project may very well also sit vacant.

Second, GPA 240042 conflicts with the Riverside County Vision. The Vision establishes equity, balance, and a diversified job base as important County values. *See* General Plan for the County of Riverside, Ch. 2, pp. V-4-V-6. The application states that it would “accommodate[] the development of a balance of land uses in that it permits the development of more economically viable business park uses on *vacant, underutilized, residential land*” (emphasis added). But this mischaracterizes GPA 240042’s impact and the existing nature of the underlying parcels. GPA 240042 would conflict with the Vision’s core values of balance and diversity. Just this one GPA would allow for over 17 acres of industrial development. And, although vaguely described, the amendment seems to contemplate a substantial warehouse project with a 390,000 sq. ft. footprint, capacity for 56 dock doors, and parking for 230 vehicles and 85 trailers. The addition of yet another warehouse complex would not diversify financial or employment opportunities in this area.

Furthermore, the underlying parcels are not “vacant” or “underutilized.” These parcels house four single-family homes and a substance abuse rehabilitation facility for the community. The development permitted by GPA 240042 would undoubtedly intensify associated environmental impacts (e.g. noise and pollution from diesel trucks, traffic congestion, public health impacts) for these existing residences as well as in and around environmental justice communities which already bear disproportionate pollution burdens.

Finally, GPA 240042 is inconsistent with other General Plan policies. Policy LU 2.1 requires that growth is concentrated “near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.” *Id.*, Ch. 3, p. LU-18. And policy HC 4.1 reiterates the importance of “preserving rural open space areas, and scenic resources” and “preserving the economic value of agricultural and open space lands.” *Id.*, Ch. 10, p. HC-5. But the proposed

[angeles-long-beach-44-percent-drop-in-docked-vessels/3694112/](https://www.latimes.com/business/story/2025-06-07/port-of-los-angeles-job-orders-down-by-half?_gl=1*18jzd9w*_gcl_au*MTU5MjQzMjIzNC4xNzQ5MjUxODMy) (last accessed Jun. 9, 2025); Caroline Petrow-Cohen, *Jobs at the Port of Los Angeles are down by half, executive director says*, L.A. Times, Jun. 7, 2025 at https://www.latimes.com/business/story/2025-06-07/port-of-los-angeles-job-orders-down-by-half?_gl=1*18jzd9w*_gcl_au*MTU5MjQzMjIzNC4xNzQ5MjUxODMy (last accessed Jun. 9, 2025).

change would move industrial and urban development farther inland, away from existing transportation corridors and convert significant rural and agricultural spaces into industrial uses.

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For the foregoing reasons and as explained in the comments from other community members, the County should not expend more time and resources exploring this harmful proposal. The Board of Supervisors should not approve initiation of amendment proceedings.

We also request that notice of any future hearings on GPA 240042 be mailed to mjian@smwlaw.com.

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Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Mindy K. Jian, Attorney